

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 2, 1979, in the Council Chamber commencing at approximately 2.00 p.m.

PRESENT:

Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Kennedy, Little,
Marzari, Puil and
Rankin (arrived at 4.30 p.m.)

CLERK TO THE COUNCIL:

R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major McBain, of the Salvation Army.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,

THAT the minutes of the Regular Council Meeting of September 25, 1979 (with the exception of the "In Camera" portion) be adopted after recording Alderman Little as being opposed to the closure of the Cambridge Overpass and Skeena Street as contained in paragraph B of Alderman Bellamy's motion on Page 13.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Gerard,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Strata Title Conversion Application
1605 - 1615 Maple Street

Pursuant to Council's action at its meeting of September 25, 1979, when dealing with a Strata Title Conversion Application at 1605 - 1615 Maple Street, Mr. Evans, on behalf of the applicant and Mr. Katz, the Architect, addressed Council in support and in explanation of this Strata Title Application. Council was advised that \$150,000.00 has been expended on the work to date by the applicant.

....Cont'd.

DELEGATIONS (Cont'd.)

Strata Title Conversion Application
1605 - 1615 Maple Street (Cont'd.)

Mr. Bobiak of the Permits & Licenses Department explained his part in the administration of the application and referred to the new procedures which will take place in order to prevent the situation from happening again.

A former tenant, Mr. Dalkin, also addressed Council and referred to the circumstances concerning the eviction of tenants by Yorkshire Trust, the owners.

Following discussion the Mayor ruled that Council's resolution of September 18, 1979 could be overruled by a simple majority and it was

MOVED by Ald. Puil,

THAT the application be approved, thereby permitting the conversion of the premises at 1605 - 1615 Maple Street (Lot 10, Block 205, District Lot 526) to strata title ownership consisting of six (6) strata lots, subject to the following conditions:

That a certificate of approval (Form 10) shall not be issued by the Approving Officer until:

- (i) the building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector at no cost to the City, or
- (ii) the applicant posts a bond for the total cost of completing (i) above.

- CARRIED UNANIMOUSLY

2. Tyne Villa Seniors Housing Project

Council considered a report dated September 25, 1979 from the City Manager regarding a development permit application on 3360 School Avenue in which the Director of Planning gave the background of the application and an analysis. The City Manager, in submitting the report for Council's consideration indicated the choice between:

- A. Requesting the Director of Planning to process this application as meeting the intent of the CD-1 By-law, or
- B. Informing the applicant that his proposal does not meet the intent of the by-law, but that Council would be willing to consider (at a public hearing) an amendment for the proposed housing at a reduced floor space ratio of 0.6

Mr. Delgatty, the Architect for the developers, addressed Council in support of their proposal and filed a brief. On a question put he advised that the units would be for rent or purchase with the rental cost being from \$325.00 to \$350.00 per month.

MOVED by Ald. Puil,

THAT the applicant be informed that his proposal does not meet the intent of the By-law, but that Council would be willing to consider (at a public hearing) an amendment for the proposed housing at a reduced floor space ratio of 0.6.

- CARRIED

(Aldermen Gerard and Kennedy opposed.)

Regular Council, October 2, 1979. 3

DELEGATIONS (Cont'd.)

3. Twenty-five (25) Additional
Taxicab Licenses

Council on September 25, 1979 agreed to hear delegations when the matter of the additional taxicab licenses was to be discussed. Prior to considering this matter and the report of the Transportation Committee dated September 20, 1979 on the subject, a letter was noted from Mr. Olaf Klasen requesting that the discussion be deferred to consider new options which would benefit not only the citizens but the taxi business in general. Council generally was of the opinion that further enquiries and investigations should be carried out on the whole matter and it was

MOVED by Ald. Little,

THAT this whole topic be referred back to the Transportation Committee for further enquiries, investigations and report back to Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. G.W. Brand - Appointment as
Chairman of the Canadian Electrical
Code

Council noted a memorandum from the Director of Permits and Licenses advising that Mr. Gordon Brand, the City's Chief Electrical Inspector has been appointed to the position of Chairman to the Canadian Electrical Code (Part 1).

MOVED by Ald. Little,

THAT the letter from the Director of Permits and Licenses be received, noting that the Mayor, on behalf of Council, has extended congratulations to Mr. Brand.

- CARRIED UNANIMOUSLY

2. Diversion of Discovery Street
Through Jericho Park

Council noted a letter from Mr. Denis Gray-Grant requesting to appear before Council as a delegation to discuss the Jericho Lands Agreement and the proposed diversion of Discovery Street through Jericho Park. Requests were also received from Save Our Parkland Association and the Vancouver Council of Women.

MOVED by Ald. Boyce,

THAT the delegation requests be granted and heard before Council on October 30, 1979.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
SEPTEMBER 28, 1979

Works & Utility Matters
(September 28, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Disposal of Street Banners
- Cl. 2: Pacific Centre Garage - Equipment
- Cl. 3: Speed Deterrent Bumps - Requests to Cancel
- Cl. 4: Closure of Portion of the Lane North of Kingsway Between Welwyn Street and the Lane West of Welwyn Street
- Cl. 5: Closure of Portion of the Lane South of 29th Avenue Between Crown Street and Wallace Street

Clauses 1-3 inclusive

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Closure of Portion of the Lane
North of Kingsway Between
Welwyn Street and the Lane West
of Welwyn Street
(Clause 4)

At the request of the City Manager, this clause was withdrawn.

Closure of Portion of the Lane
South of 29th Avenue Between
Crown Street and Wallace Street
(Clause 5)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 28, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Champlain Heights - Enclaves 4, 5, 6, 7 and 21
- Cl. 2: Champlain Heights - Office/Commercial Sites Community Services Centre

....Cont'd.

CITY MANAGER'S REPORTS (Cont'd.)

Building & Planning Matters
(September 28, 1979) (Cont'd.)

Clauses 1 and 2

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager, as contained in
clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(September 28, 1979)

The Council considered this report which contains two clauses
identified as follows:

- Cl. 1: West End Community Centre -
Administration of Program
and Revenue
- Cl. 2: Investment Matters (Various
Funds) (August 1979)

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained
in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 28, 1979)

The Council considered this report which contains two clauses
identified as follows:

- Cl. 1: Lease of Stanley Park Pavilion
for City Training Facility
- Cl. 2: Sale of City-owned Property:
 - (a) N/S of 3300 Block Napier
Street
 - (b) N/W corner of Venables &
Rupert

Clauses 1 and 2

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager, as contained in
clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(September 25, 1979)

Marathon Realty's Schematic Plans
for the Central Waterfront

For Council action see page 10.

CITY MANAGER'S REPORTS (Cont'd.)

C. MANAGER'S REPORT
(September 18, 1979)

Provincial Home-owner Grants to
99-Year Leaseholders

Council noted a report dated September 18, 1979 from the City Manager in which the Director of Finance reported on a petition received from a Mrs. E. Simpson concerning the Provincial Home-owner Grant Act and its application to 99-Year Leaseholders. Council was advised that Mrs. Simpson wishes to appear as a delegation on the matter at a later date.

MOVED by Ald. Harcourt,

THAT the City Manager's report be received for information and the delegation request be granted.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(September 28, 1979)

Ambulance Services - Persons in
Custody

Council considered a report dated September 28, 1977 from the City Manager in which the Director of Finance reported on a letter received from the Ministry of the Attorney General regarding billing for ambulance costs related to persons in custody of the Vancouver City Police.

The report concluded with two options.

MOVED by Ald. Puil,

THAT the Attorney General be advised that the City is not prepared to pay these bills since

- the service is provided to individuals, who are entitled to its free use
- many of these individuals are wards of the Ministry of Human Resources
- any claims against the City would be more than off-set by the savings to the Emergency Health Services Commission due to the use of our Fire Department for paramedical services

but agree to negotiate further with the Attorney General an equitable cost-sharing arrangement.

- CARRIED

(Ald. Little opposed)

Regular Council, October 2, 1979 7

STANDING COMMITTEE REPORTS

1. Report of Standing Committee
on Community Services
(September 20, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Seating Capacity of Licensed Premises
- Cl. 2: Detention of the Mentally Ill in
City Jail
- Cl. 3: M.O.S.A.I.C.

Clauses 1, 2 and 3

MOVED by Ald. Bellamy,

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Planning and Development
(September 20, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Zoning Discretion for Heritage
Structures
- Cl. 2: Monthly Status Report on Rezoning
Applications
- Cl. 3: Temporary Use of Strathcona Sites C & D
for Commercial Parking Purposes
- Cl. 4: Enforcement - Building By-law Violations
1354 West 15th Avenue

Zoning Discretion for
Heritage Structures
(Clause 1)

MOVED by Ald. Boyce,

THAT the recommendations of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED

(Ald. Kennedy opposed)

Clauses 2, 3 and 4

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

cont'd.....

Regular Council, October 2, 1979 8

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee
on Transportation
(September 20, 1979)

Handicapped Transportation
Cabs
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee, as contained in
this clause, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Finance and Administration
(September 20, 1979)

The Council considered this report which contained two clauses
identified as follows:

- Cl. 1: Vancouver Symphony Society Use
of Orpheum Theatre
- Cl. 2: Poser and Reser Budgets

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in
clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Finance and Administration
(September 27, 1979)

Additional Cultural Grant
Requests - 1979
(Clause 1)

When considering this report the Council noted a further
report from the Finance Department giving up-to-date details of the
unallocated balance of funds regarding 1979 grants.

The various cultural grant requests contained in the report
were dealt with seriatim.

- (A) B.C. Touring Council -
Grant Request \$1,500

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

Standing Committee on
Finance and Administration
(September 27, 1979) (cont'd)

Additional Cultural Grant
Requests - 1979
(Clause 1) (cont'd)

(B) Janus Theatre Society -
Additional Cultural Grant
Request \$5,000

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

(C) Cheremshyna Ukranian Folk
Dance Ensemble - Grant
Request \$630

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

(D) Cultural Grant Request -
China Month \$4,600

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Boyce and Puil opposed)

(E) Cultural Grant Request
\$3,000 - Pacific Cinematheque
for Chinese Cinema

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

(F) Vancouver Women in Focus -
Grant Request \$2,400

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. MANAGER'S REPORT
(September 25, 1979)

Marathon Realty's Schematic Plans
for the Central Waterfront

The Director of Planning and members of his staff, by means of drawings, gave a report reference to Council on Marathon Realty's schematic plan for the Central Waterfront. The staff reviewed three areas which require further study i.e. density, height and view, and parking.

The City Engineer commented on access and services for the proposed development. He stated the transportation plan provides good possibilities for transit and LRT, as well as good pedestrian access to the development. In addition, the proposal relates well to the Convention Centre proposed for Pier B-C.

MOVED by Ald. Puil,
THAT

1. City Council indicate to Marathon Realty its preference for a development scheme generally along the lines of the composite alternative as described in the report of the Director of Planning dated September 25, 1979, and request that this concept be further developed.
2. City Council instruct the Director of Planning to initiate a formal meeting with representatives of Marathon Realty, Pier B-C Board, and all the involved parties (as described in Part 4a of the Director of Planning's report) to further discuss procedural options outlined in this report.
3. The Director of Planning to report back on the result of the discussion in item #2.
4. The Director of Planning discuss with the Planning and Development Committee the amount of detail which might be provided in such a plan, and the estimated cost and time required to produce plans of various complexity.

- Carried Unanimously

MOVED by Ald. Kennedy (in amendment),
THAT the following be added to item 2 quoted above:

As well as a further option that the hotel be located in front of the proposed Convention Centre on Pier B-C and the office building be situated adjacent to Granville Square to permit inclusion of a plaza in this development.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt, Little, Marzari, Puil and the Mayor opposed)

The motion by Ald. Kennedy having lost, the motion by Ald. Puil was put and carried unanimously.

The Mayor congratulated the City Engineer, the Director of Planning and their staff on the excellent work carried out on this project.

* * * * *

Council recessed at 4:15 p.m. and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at 4:30 p.m. with all members present except Ald. Bellamy (on Civic Business) and Ald. Puil.

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DELEGATIONS (Cont'd)

4. 1025 West Broadway, Development Permit
Application No. 84392. Area Co-ordinating
Centre for B.C. Alcohol & Drug Commission

Before Council this day was a report of the City Manager dated September 25, 1979, in which the Director of Planning submitted a report on the proposed Area Co-ordinating Centre for B.C. Alcohol and Drug Commission at 1025 W. Broadway. The report was submitted to Council because of the concerns expressed by neighbours and the difficulties the Commission have had in locating centres in the city.

In the report the Director of Planning advised that he and the Development Permit Staff Committee were recommending to the Development Permit Board that it approve the Development Permit subject to Council's concurrence and subject to certain conditions. The City Manager submitted this matter for Council's consideration.

Also before Council was a memorandum dated October 2, 1979 from the Director of Planning, in his capacity as Chairman of the Development Permit Board, advising that the Board on October 1, 1979 had approved the Development Permit Application for a proposed Area Co-ordinating Centre for B.C. Alcohol and Drug Commission at 1025 W. Broadway, subject to certain conditions and also subject to the concurrence of the Council.

The following then addressed Council on this matter:

Mr. J. Russell, Alcohol and Drug Commission, stated that the proposed facility is not a treatment centre but is intended for assessment of patients prior to referral for treatment in other facilities. The centre will handle no more than six patients a day and no patient will remain at the centre overnight. Mr. Russell stated that day treatment centres are currently in operation in other areas of the City with very little impact on the neighbourhood.

Mrs. J. Searcy, businesswoman, operating out of premises adjacent to the proposed centre and speaking on behalf of other business people in the area, expressed concern that that facility would affect the business character of the area. She also stated that there is no off-lane parking for the building in question and, therefore, patients coming to the centre under escort would have to be off-loaded on Broadway.

Mr. H. Tracey addressed Council on behalf of neighbourhood residents and businesses. He posed a number of questions related to the operation and requested Council seek answers from the Alcohol and Drug Commission. He further stated that the neighbouring businesses and residents were unhappy about the notification process.

Mr. R.H. Fitzgerald addressed Council and read from a circulated brief in which he urged that Council defer a decision on this application, pending a proper socio-economic impact study by an independent consultant.

cont'd...

DELEGATIONS (Cont'd)

1025 West Broadway, Development Permit
Application No. 84392. Area Co-ordinating
Centre for B.C. Alcohol & Drug Commission (cont'd)

Mr. Chambers, Greentree Agencies, 1097 West Broadway, stated that he too was opposed to the proposed facility in this location. He also queried the reason why there are currently four centres operated by the Alcohol and Drug Commission on West Broadway and suggested that all be centralized into a single unit.

Mr. Russell then answered questions from Council and indicated that only two of the four operations of the Commission located on Broadway see any patients: these are 307 West Broadway, which is currently an assessment centre and out-patient clinic for drug addicts, and 175 West Broadway, which operates an out-patient counselling service for alcoholics.

MOVED by Ald. Rankin,

THAT Council concur with the decision of the Development Permit Board to approve Development Permit Application No. 84392, thereby permitting the use of the main floor of the existing building at 1025 West Broadway as an Area Co-ordinating Centre for the B.C. Alcohol and Drug Commission for a period of time expiring December 31, 1980, subject to the following conditions:

Prior to the issuance of the Development Permit:

1. The B.C. Alcohol and Drug Commission set up a liaison committee with the neighbours to monitor the use and its effects on the community during the limited period of approval;
2. The eight (8) off-street parking spaces are to be provided in accordance with the relevant requirements of Section 12 of the Zoning and Development By-Law within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter permanently maintained in good condition.

FURTHER THAT the issuance of this Development Permit be subject to the facility:

- seeing no more than six (6) patients per day;
- limiting assessments to a maximum of 10 hours per day;

and a report back to Council on operation of the Centre each month for the first six months of operation.

- CARRIED

(Ald. Kennedy and the Mayor opposed)

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The Council recessed at 5:50 p.m. to reconvene in the Council Chamber at 7:30 p.m.

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Regular Council, October 2, 1979 13

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The Council reconvened at approximately 7:30 p.m. in the Council Chamber, in Committee of the Whole, with Mayor Volrich in the Chair and the following members

- PRESENT: Mayor Volrich
Aldermen Boyce, Ford, Harcourt, Kennedy,
Little, Marzari, Puil and Rankin
- ABSENT: Aldermen Bellamy (on Civic Business) and
Gerard
- CLERK TO THE COUNCIL: M. Kinsella

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DELEGATIONS (Cont'd)

5. Blocks 129 and 130
Jericho/Locarno

Council had before it a motion of Alderman Little with respect to City properties in Blocks 129 and 130 Jericho/Locarno area. On May 15, 1979, Council approved delegation requests related to the subject and Council on June 12, 1979, deferred the matter until September, 1979.

Accompanying the motion was a memorandum from the Supervisor of Properties on the history of the subject properties, letters from the Vancouver Park Board and the Vancouver City Planning Commission in support of the motion and a letter from the Dunbar-Southlands-West Point Grey Area Planning Committee, also in support.

Also circulated before Council was a letter from Mr. S.O. Russell, an area resident, opposing the motion.

Council proceeded to hear representation from the following:

In Favour

Mrs. M. Pigott
Ms. Betty Richardson for West
Point Grey Civic Association
(brief filed)
Ms. Pearl Steen for Vancouver
Council of Women
(brief filed)
Commissioner Fraser for
Vancouver Board of Parks
and Recreation
Mr. T.M. Nichols for Save Our
Parkland Association
(brief filed)
Mr. S.M. Oosterhuis for
Dunbar-West Point Grey-
Southlands Area Committee

In Opposition

Mr. S.O. Russell
(brief filed)
Mr. D. Conder for West Point Grey
Community Association
Mrs. D. Gillis
Mrs. J. James
Mr. R.F. Scarth

In addition, Council received two further letters in opposition to the motion from area residents.

MOVED by Ald. Little,

THAT WHEREAS the City Council in 1978 decided to dispose by lease arrangement City properties in Blocks 129 and 130 in the Jericho/Locarno Area with the exception of the Easterly 4 lots in Block 130;

Cont'd . . .

DELEGATIONS (Cont'd)

Blocks 129 and 130
Jericho/Locarno (Cont'd)

AND WHEREAS it is obvious, therefore, that Block 130 is a natural for inclusion as part of this Locarno Beach Park Area;

AND WHEREAS two properties have now been leased as a result of Council decision thereby tying up these properties for 60 years;

AND WHEREAS to continue this policy would make it very difficult to acquire the leased interests in the meantime due to disruption costs;

THEREFORE BE IT RESOLVED THAT City-owned lots in Block 130, legally described as Lot 17, Block 130, D.L. 540, Plan 229 and Lots E, F, G, Block 130, D.L. 540, Plan 17355, be withdrawn from the market effective immediately and that the leasing of these and the balance of the lots in this block be not proceeded with;

FURTHER THAT as and when any privately-owned properties in Block 130 become available, the Supervisor of Properties so inform the Council forthwith for the Council's consideration of acquisition;

AND FURTHER THAT City-owned lots in Block 129 known as Lot 15, Block 129, D.L. 540, Plan 229 and Lots D and E, Block 129, D.L. 540, Plan 17355 also be withdrawn from the market.

- LOST

(Aldermen Ford, Harcourt, Kennedy, Marzari, and the Mayor opposed.)

* * *

At this point in the proceedings, Alderman Harcourt left the meeting.

* * *

6. Closure of 23rd Avenue to
Tupper School

Council had before it a report of the Standing Committee on Transportation dated June 21, 1979, on the impact of the temporary closure of 23rd Avenue at Tupper School.

On June 26th, Council first considered the report and noting a number of delegation requests deferred the matter to September, 1979. Also for consideration this day was a report of the City Manager dated September 24, 1979, dealing with the concerns of the Fire Chief. The report dwells upon the delay in response time which would be brought about by closure, difficulties with fire equipment and the high risk areas within the school itself. The report concludes with two options for Council's consideration:

- (A) by re-opening the street as recommended by the Fire Chief,
- or (B) if the street is to remain closed, by providing completely unobstructed access and passage for fire vehicles, relying only on surface treatment and signing to deter other traffic.

(no action was taken on the above options)

Cont'd . . .

DELEGATIONS (Cont'd)

Closure of 23rd Avenue to
Tupper School (Cont'd)

The Mayor called upon the delegates to address Council and the following individuals appeared:

In Support of Closure

Opposed to Closure

Dr. N. Davinski for Vancouver
School Board
(brief filed)

Mr. N.J. Loewen, Principal
David Livingstone Elementary
School
(brief filed)

Ms. Lila Little, Parents
Consultative Committee,
Sir Charles Tupper Secondary
School
(brief filed)

Mr. J.W. Killeen, Principal
Sir Charles Tupper
Secondary School
(brief filed)

Mrs. D. McCormick, Riley
Park N.I.P. Committee

Mr. E. Pataky
Mrs. M.S. Callegari

Mr. D. Rudberg, Assistant City Engineer - Traffic, clarified for Council the results of the survey conducted jointly by the Engineering and Planning Departments. He suggested that the proposed closure must be viewed in the context of other closures which have occurred in the vicinity.

Mr. Armand Konig, Vancouver Fire Chief, expressed concern for the viability of closure as it would affect the response time to fire units responding to the school.

Following discussion, it was

MOVED by Ald. Kennedy,

THAT the recommendations of the Standing Committee on Transportation be amended and then approved as follows:

- A. THAT 23rd Avenue adjacent to Tupper School (between Carolina Street and a point approximately 561 feet west) be closed.
(amended)
- B. THAT fire access and utility requirements through the redevelopment of the permanent closure be worked out to the satisfaction of the City Engineer and Fire Chief.
- C. THAT the Vancouver School Board install speed bumps in the private lane east of Prince Edward Street between 22nd and 23rd Avenues as soon as possible.
- D. THAT the temporary configuration for fire access be revised to deny penetration by motorcycles onto the closed portion of the street as soon as possible.
- E. THAT the 22nd Avenue entrance to the school parking lot at 22nd Avenue and Carolina Street be closed with all access to be from 23rd Avenue.

Cont'd . . .

DELEGATIONS (Cont'd)

Closure of 23rd Avenue to
Tupper School (Cont'd)

- F. THAT all costs of the permanent closure including utility relocations and previously mentioned improvements to lane, temporary closure and parking lot are to be covered by the Vancouver School Board and the Vancouver School Board is to be reimbursed for the physical costs of the temporary closure in the amount of \$2,176.08 to be derived from the City's Contingency Reserve.

- CARRIED

(Aldermen Kennedy and Little opposed.)

* * *

Alderman Kennedy left the meeting at this point in the proceedings.

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7. Priorities for Local
Area Planning

Council considered a report of the City Manager dated August 23, 1979, with respect to local area planning priorities. In the report, the Director of Planning provided a background review of established priorities noting the status of previously approved programs. The report outlines the present staff resources for local area planning, examines site office desirability and provides comparative data on north Mt. Pleasant and Hastings-Sunrise areas. The report concludes with recommendations to deal with both north Mt. Pleasant and Hastings-Sunrise.

Council at its meeting of July 24th, approved delegation requests on this subject from a number of interested groups.

Mr. Christopherson, past president of the Mt. Pleasant Neighbourhood Association, presented a brief to Council (on file) urging the establishment of a local area planning office and sufficient staff and resources to assist the community in a comprehensive program of upgrading.

Mr. K. Hanson addressed Council on behalf of the Mt. Pleasant Triangle N.I.P. Committee and urged that a local area planning office be established.

Ms. I. Ayers presented a brief (on file) on behalf of the North Mt. Pleasant Planning Committee, requesting that Council designate north Mt. Pleasant as the first priority area within the greater Mt. Pleasant region.

Mr. S. Hatch addressed Council on behalf of the Hastings-Sunrise Action Council and asked that there be no disparity between the assessment of priorities to the two areas. Further he expressed the hope that Council would not subvert the needs of the Hastings-Sunrise area to those of Mt. Pleasant.

Mr. Barrett, aide to Vancouver East M.P. Margaret Mitchell, presented a letter to Council from Mrs. Mitchell urging Council to establish a local area planning office, but at the same time, not fall into the trap of pitting one neighbourhood against another. A previous letter from Mrs. Mitchell dated October 2nd had been circulated to Council.

Cont'd . . .

DELEGATIONS (Cont'd)

Priorities for Local
Area Planning (Cont'd)

Mr. A. Worthington, President of the North Mt. Pleasant Neighbourhood Association was granted leave to address Council whereupon he urged Council consider the needs of the Mt. Pleasant community.

The City Manager and Mr. R.R. Youngberg of the Planning Department provided background information for Council.

MOVED by Ald. Puil,

THAT the recommendations 'A' - 'D' contained in the Manager's Report dated August 23, 1979, be approved.

- (carried unanimously)

MOVED by Ald. Rankin, (in amendment)

THAT recommendation 'A' contained in the Manager's Report be amended by deleting all of the words in line 1 following 'approved' and substituting:

"initiation of a local area planning program in Mt. Pleasant to begin in January, 1980 with a two-year target for completion of a plan."

FURTHER THAT recommendation 'B' contained in the same report be amended by deleting all of the words in line 1 following 'approved' and substituting:

"the staffing for a two-year period for assessment to the Mt. Pleasant local area planning program and instruct the Director of Planning to report back in advance of the 1980 operating budget submission with a detailed program budget including funding for a site office."

- LOST (tie vote)

(Aldermen Boyce, Harcourt, Puil and the Mayor opposed.)

The amendment having lost the motion of Alderman Puil was put and carried unanimously.

* * *

During consideration of the above item Alderman Harcourt rejoined the meeting.

* * *

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

SECONDED by Ald. Boyce,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for
Lane Purposes
(North 10 feet of East 1/2 of
Lot 15, Block 293, District
Lot 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of East 1/2 of
Lot 15
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- B. Allocation of Land for
Lane Purposes
(North 10 feet of Lot 18,
Block 293, District Lot 526,
Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of
Lot 18
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

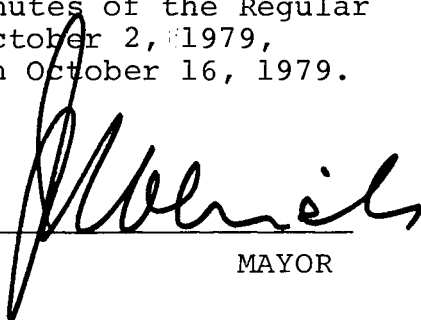
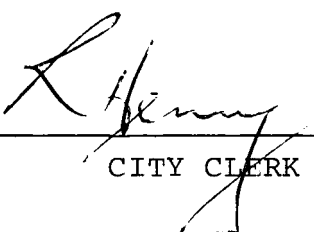
Alderman Ford
Gypsy Moth

asked for a report on the Gypsy Moth situation and the Mayor so directed.

* * *

The Council adjourned at approximately 10:35 p.m.

The foregoing are Minutes of the Regular
Council Meeting of October 2, 1979,
adopted by Council on October 16, 1979.


MAYOR
CITY CLERK

MANAGER'S REPORTDATE September 25, 1979

TO: Vancouver City Council

SUBJECT: 3360 School Avenue, Development Permit Application
No. 84174. ZONED CD-1 (Comprehensive Development Dist.)

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"This matter is being referred to Council to determine whether it is considered that the development proposed meets the objectives and intent of the existing CD-1 By-law for this site.

1. Background

Original Application

In December, 1974, the site, being the southwest corner of School Avenue and Tyne Street was rezoned from RS-1 One Family Dwelling District, to CD-1 Comprehensive Development District, subject to a number of conditions.

Two of these conditions are that:

- (a) uses to be for senior citizens dwelling units, personal care units and uses customarily accessory thereto
- (b) floor space ratio shall not exceed 1.0.

(for further details please see Appendix A attached.)

On January 9, 1975, Development Permit No. 68457 was issued to R. William Wilding, Architect, for Calling Foundation, permitting the construction of a three-storey Senior Citizens personal care development for 167 personal care dwelling and sleeping units. This proposal met the conditions of the CD-1 By-law. The development was not built and the Development Permit expired on January 9, 1977.

2. Kingsway Task Force

Council will recall on October 17, 1978 approving recommendation of the Standing Committees on Planning and Development and Transportation relating to the Kingsway Task Force Study. At that time a rezoning application was pending to alter the CD-1 on this site to permit a townhouse development with 23 units at a floor space ratio of 1.0.

The recommendations approved by Council on October 17, 1978 included a suggested floor space ratio restriction for this site of 0.60 and a unit per acre restriction of 22. It was noted that this site would be suitable for low-rise, medium density family housing.

The CD-1 By-Law as approved by Council in December, 1974, however, is still valid.

3. New Application

On May 15, 1979, Vern D. Delgatty, Architect, on behalf of Executive Projects Ltd. filed a new Development Permit Application No. 84174 to construct a housing complex containing 75 dwelling units for people in an older age group.

The Development would not be a Senior Citizens Housing project with government subsidies.

The Architect submits "that the location and design factors are oriented to seniors. He advised that the project will demand stringent residence restrictions such as age, vehicles, guests, sub-leasing, etc., and that it is anticipated that the age minimum would be approximately 55 years old."

The proposed development would have a floor space ratio of 1.0 and 44 units per acre. Seventy-eight off-street parking spaces would be provided, including 8 for recreation vehicles.

Analysis

It is considered that this proposal is not Senior Citizens' Housing as was envisioned in the CD-1 By-Law but is basically Market Housing at a floor space ratio of 1.0 and 44 dwelling units per acre.

While the existing CD-1 By-Law was approved, permitting a floor space ratio of 1.0, it is evident that it was approved on the basis that the site would be developed for normal senior citizens housing and/or personal care units. It has been the position of Council and the Planning Department to support a slight increase in density when considering housing for elderly, handicapped, or other groups who face a lack of accommodation tailored to their specific needs. This slight increase enables the provision of such units at a reduced cost.

This philosophy is also evident in the RM-3A1 and RM-3B District schedules where a bonus provision is included in the By-Law where a portion of units in a building are provided for senior citizens housing, handicapped housing, etc.

This site is not situated in a high-density neighbourhood, being surrounded by mostly one-family dwellings.

Because it is not clear that the development as now proposed meets Council's intent when the CD-1 By-Law was approved the matter is being referred to City Council for advice. "

The City Manager submits for Council's CONSIDERATION the choice between:

- A) Requesting the Director of Planning to process this application as meeting the intent of the CD-1 By-law, or
- B) Informing the applicant that his proposal does not meet the intent of the by-law, but that Council would be willing to consider (at a public hearing) an amendment for the proposed housing at a reduced floor space ratio of 0.6.

FOR COUNCIL ACTION SEE PAGE(S) 144

DEL. 3 143

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

September 20, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, September 20, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

ALSO PRESENT: Alderman M. Ford

COMMITTEE CLERK: E. Bowie

The minutes of the meeting of August 30, 1979, were adopted.

RECOMMENDATION

1. Twenty-five (25) Additional Taxi Licenses

Council on July 24, 1979, approved the following recommendations from the report of the Standing Committee on Transportation of July 12, 1979:

- A. THAT the 1975 decision of City Council to issue twenty-five (25) additional taxicab licenses be reaffirmed.
- B. THAT the Chairman of the Sub-Committee re Vehicles for Hire Matters be requested to meet with City officials for further discussion and report back on relevant questions relating to distribution of the licenses and specifically on whether the licenses should be:
 - i) Transferable or non-transferable
 - ii) Sold at a fixed price, i.e. \$15,000.00
 - iii) Sold en bloc or to individual applicant-drivers.

The Committee had for consideration a Manager's Report dated August 7, 1979 (on file in the City Clerk's Office), in which the Director of Permits and Licenses submits the findings of the Sub-Committee re Vehicles for Hire as directed by recommendation "B" above.

The Sub-Committee recommends as follows:

- 1. That no restriction be imposed on the transferability of taxicab licenses.

Clause 1 continued

2. That twenty-five (25) Class 'A' Taxicab licenses be purchased by the Vancouver Civic Development Corporation from the Department of Permits and Licenses and that they in turn advertise for the sale of these licenses individually or en bloc on the following conditions:
 - a) The highest bid will not necessarily be the acceptable bid and that the Vancouver Civic Development Corporation in consultation with the Standing Committee on Transportation reserves the right to refuse or accept any offer.
 - b) All offers must be accompanied by a certified cheque in the amount of 10% of the total offered price. The balance of the purchased price to be paid 10 days after acceptance by the City.
 - c) All bidders should have a minimum of two years experience in the taxi industry.
 - d) The successful bidder(s) must provide a radio dispatched taxi service to the satisfaction of the Chief License Inspector.
 - e) The successful bidder(s) must have the properly equipped taxicab in service within 90 days of acceptance of his offer by the City.
 - f) It will be the successful bidder's responsibility to obtain Motor Carrier Licenses and no offers will be considered which are subject to obtaining such licenses.

The Committee also had for information a letter from Mr. James P. Taylor, of Stewart, Siddal & Saunders, Solicitors for the Vancouver Taxicab Owners Association, responding to the Manager's Report dated August 7, 1979, before the Committee this day.

In his letter, Mr. Taylor gives some background on the Vancouver Taxicab Owners Association and detailed comments on paragraphs 1, - transferability of taxicab licenses, 2(a), - the problems re bidding for licenses, and 2(c), - suggests more stringent requirements than those listed.

Present for the discussion were Mr. B. Wosk; Mr. B. Hall, Superior Holdings Limited and his lawyer Mr. E. Bowes; Mr. J. Dawson, Vancouver Taxicab Owners Association and his lawyer Mr. J.P. Taylor; Mr. T. Scarr, Yellow Cab Company and Mr. Olaf Klassen.

Mr. Wosk expressed approval of the recommendation to issue 25 new licenses, stating his various reasons in supporting the increased service.

Mr. Klassen submitted a brief to the Committee (on file) regarding the present taxicab industry in Vancouver and a proposal for the founding of a consortium of independant taxicab companies in Vancouver.

Mr. Scarr, while agreeing that more licenses are needed, expressed his objection to the Sub-Committee's recommendation of putting licenses up to tender. He suggested the City should set a firm price on licenses.

Clause 1 continued

Mr. Dawson, in reply to questions raised regarding the shortage of drivers and wages being paid, stated that Vancouver drivers get a commission of 50% which is higher than commissions paid in other parts of the country.

Mr. Taylor commented on the present costs of operating taxis - i.e. prime property, license, goodwill, etc., and supported the idea of a firm price being set on licenses which should remain constant. Referring to the Manager's Report, he remarked that a bidding procedure would be inclined to favour large interests and reiterated his concern that Recommendation 2(c) provide more restrictions than the two years experience stated.

Mr. Bowes commented on various points put forward in discussion at this meeting. In speaking for his client, Vancouver Taxi Limited, he said that while they have no cabs at present, they have approximately 20 drivers who have made application and are immediately available. He stated that his client was prepared to purchase the entire 25 licenses available and requested the Committee to recommend to Council that the new licenses be issued en bloc to Vancouver Taxi Limited.

Mr. R. Baker, speaking for a client (unnamed), also supported the suggestion that the available licenses be sold en bloc. He said that his client was interested in forming a new company which through competition with present companies would result in providing a higher degree of service to the citizens of Vancouver.

Mr. S. Stronge, Canadian Paraplegic Association, and Mr. Kim Nichols, spoke briefly on their concerns regarding taxi transportation for the handicapped.

Alderman Rankin, Chairman of the Sub-Committee re Vehicles for Hire, spoke on the recommendations as put forward by the Sub-Committee in the Manager's Report.

The Committee agreed to amend recommendation 2(c) of the Sub-Committee by adding the words "and meet all other requirements of the By-law", and following further discussion, it was

RECOMMENDED

- A. THAT no restriction be imposed on the transferability of taxicab licenses.
- B. THAT twenty-five (25) Class 'A' Taxicab Licenses be purchased by the Vancouver Civic Development Corporation from the Department of Permits and Licenses and that they in turn advertise for the sale of these licenses individually or en bloc on the following conditions:
 - a) The highest bid will not necessarily be the acceptable bid and that the Vancouver Civic Development Corporation in consultation with the Standing Committee on Transportation reserves the right to refuse or accept any offer.
 - b) All offers must be accompanied by a certified cheque in the amount of 10% of the total offered price. The balance of the purchase price to be paid 10 days after acceptance by the City.

Clause 1 continued

- c) All bidders should have a minimum of two years experience in the taxi industry, and meet all other requirements of the By-law.
- d) The successful bidder(s) must provide a radio dispatched taxi service to the satisfaction of the Chief License Inspector.
- e) The successful bidder(s) must have the properly equipped taxicab in service within 90 days of acceptance of his offer by the City.
- f) It will be the successful bidder's responsibility to obtain Motor Carrier Licenses and no offers will be considered which are subject to obtaining such licenses.

AND FURTHER THAT the brief submitted by Mr. Olaf Klassen be received.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 145

MANAGER'S REPORT

Del 4

167

DATE September 25, 1979

TO: Vancouver City Council

SUBJECT: 1025 West Broadway, Development Permit Application
No. 84392. Area Co-ordinating Centre for B.C. Alcohol

CLASSIFICATION: CONSIDERATION and Drug Commission

The Director of Planning reports as follows:

" This report is being submitted to Council because of the concerns expressed by neighbours and the difficulties the Alcohol and Drug Commission have had in locating centres in the city.

Development Permit No. 84392 has been filed on behalf of the Ministry of Health to use the premises at 1025 West Broadway for an Area Co-ordinating Centre by the B. C. Alcohol and Drug Commission.

The site is located on the north side of Broadway between Oak and Spruce Streets and is in the C-3A Commercial District. The site is surrounded by commercially zoned and developed property on each side, across Broadway and to the north across the City lane. The area further north across 8th Avenue is in the Fairview Slopes FM-1 District.

A letter has been submitted from the Alcohol and Drug Commission dated June 5, 1979 (Appendix I), which states that the Centre forms an integral part of the Heroin Treatment program recently undertaken by the Commission. Its sole purpose is to provide a location for the evaluation and the assessment of patients so as to determine what form of treatment would be most appropriate for them. The Centre will serve only those patients living within the City of Vancouver. They advise that the centre would operate initially on an 8-10 hour day, five days a week, commencing at 8:00 a.m. However, as it reaches full capacity it is anticipated that the hours of operation will be extended up to 16 hours a day. There will be no incarceration or containment of patients at the Centre, nor will there be any drugs administered except those that might be prescribed by any physician in treatment of a patient with general health problems.

A Mr. Russell of the Commission advised verbally that there are three ways that a patient would be coming to the Centre: (1) voluntarily, (2) referred by the Courts (3) referred by the Police.

Two hundred neighbours were notified of this conditional use Development Permit Application. Eighty-two letters stating objection were received as well as a petition containing 110 signatures.

One letter of approval was received from the City Health Department, who is a neighbour.

Subsequently, a Public Information Meeting was held in the community by the Planning Department (Appendix II). Twenty-eight citizens attended, as well as Mr. John Russell from the Alcohol and Drug Commission and the Planning Department staff.

The development was explained by Mr. Russell. The citizens opposed the use at this location. There were 4 major concerns expressed by those who attended the meeting and by those who objected in writing.

1. The patients loitering in the neighbourhood, resulting in the loss of business and property values;
2. Concern for personal safety and the possibility of drug-related crimes;
3. Confusion about the general character of the patients; and
4. The need for additional parking in the area.

Some citizens also stated that the use would be more appropriately located in an industrial District.

Representatives of the Alcohol and Drug Commission have stated that their experience has shown that treatment centres have not recently caused major problems in communities in the city.

The Alcohol and Drug Commission have been having difficulty in locating facilities in the City of Vancouver. Applications have been filed recently to establish treatment centres at 4 locations in the City of Vancouver; 3 for treatment centres and 1 for an Area Co-ordinating Centre. Two of these sites were located in C-2 Commercial Districts, one in the W.E.D. District and one in the Downtown Eastside CD-1 District. All these applications received considerable public opposition but particularly the two sites located in the C-2 District where RS-1 zoned and developed property immediately adjoined. The 2 sites in the C-2 Districts did not receive approval. The site in the W.E.D. District received approval limited in time and the site in the Downtown Eastside received approval through the Board of Variance. The Commission has been searching for a location for some time and considered this location in the C-3A because of the depth of the Commercial zoning in contrast to the narrow Commercial strips such as C-2 provides.

It is considered that it may be difficult to find an industrially zoned site that would meet the Commission's needs. Aside from industrial districts, it seems that it would be difficult to locate another site in the City of Vancouver that would be more appropriate.

This application will be considered by the Development Permit Board at its meeting of October 1, 1979.

The Development Permit Staff Committee and the Director of Planning are recommending to the Development Permit Board that the matter be referred to City Council for advice because of the concerns expressed by the neighbours and that Council be advised that subject to Council's approval the Development Permit Board approve the Development Permit, thereby permitting the use of the main floor of the existing building as an Area Co-ordinating Centre for the B. C. Alcohol and Drug Commission for a limited period of time, expiring December 31, 1980, subject to the following conditions:

Prior to the issuance of the Development Permit:

1. (a) The British Columbia Alcohol and Drug Commission set up a liaison committee with the neighbours to monitor the use and its effects on the community during the limited period of approval.
- (b) Dedication of the northerly 2' of the site for lane to be made to the satisfaction of the City Engineer and the Director of Legal Services.
2. The 8 off-street parking spaces are to be provided, in accordance with the relevant requirements of Section 12 of the Zoning and Development By-Law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter permanently maintained in good condition.

Mr. Hoskin of the British Columbia Alcohol and Drug Commission has advised that there is an urgency to establish this facility. This matter is therefore being expedited to obtain Council's consideration on October 2, 1979.

It is anticipated that the Development Permit Board will adopt the above noted recommendation. In any event the Director of Planning will be prepared to report verbally to Council regarding the Development Permit Board's decision.

It is also anticipated that citizens will be appearing at Council as delegations."

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 153, 154

MANAGER'S REPORT

September 24, 1979

TO: Vancouver City Council

SUBJECT: Closure of 23rd Avenue at Tupper School

CLASSIFICATION: CONSIDERATION

The Fire Chief reports as follows:

"In a Manager's Report of June 18, 1979, on the impact of the temporary closure of 23rd Avenue at Tupper School, Fire Department considerations were dealt with as follows:

- '4. The Fire Department reported no appreciable difficulty responding to alarms in this area (8 alarms at Tupper School during the closure). It should be noted that fire access must be provided through the closed portion of the street, if the street is permanently closed.'

Consequently, it was recommended that if the street is closed permanently, one condition should be:

- '1. That fire access and utility requirements through the redevelopment of the permanent closure be worked out to the satisfaction of the City Engineer and Fire Chief.'

The Fire Department has reviewed the matter further and wishes to add the following comments.

It is not easy to provide a permanent closure which will provide free transit for fire vehicles and yet deter other traffic. High curbs tend to hang up long fire vehicles. Chains that have to be removed waste valuable time.

Detouring around the closure would increase the response time by about 32 seconds which can be very significant in terms of human life and property damage.

Furthermore, the school itself contains high risk areas, such as the automotive shop and the woodworking shop, which require fast and free access.

For the above reasons, the Fire Chief recommends that 23rd Avenue be re-opened."

The City Manager supports the concerns of the Fire Chief and suggests these can be met in two ways. Either

- (A) by re-opening the street as recommended by the Fire Chief,
- or (B) if the street is to remain closed, by providing completely unobstructed access and passage for fire vehicles, relying only on surface treatment and signing to deter other traffic.

The City Manager submits the above options for Council's CONSIDERATION.

MANAGER'S REPORT

TO: Vancouver City Council
CLASSIFICATION: Priorities for Local Area Planning
SUBJECT: RECOMMENDATION

The Director of Planning reports as follows:

"City Council on June 19, 1979, in considering the following notice of motion:

'THAT City Council instruct the Director of Planning to prepare a plan and budget to open an area planning office in the Mt. Pleasant area to bring back to Council within one year a plan satisfactory to the citizens of Mt. Pleasant.'

resolved:

'THAT the above motion be referred to the City Manager for a report back on the priority of this area with respect to local area planning in relation to other areas and the advisability of establishing a local area planning office in the Mt. Pleasant area in view of its proximity to City Hall.'

The purpose of this report is to respond to the Council resolution by:

- (a) Outlining the priorities established by City Council over the last 5 years (approximately) with respect to local area planning programs; and noting the status of previously approved programs.
- (b) Outlining the present staff resources available for local area planning programs.
- (c) Commenting on the desirability of site offices.
- (d) Providing comparative data on North Mt. Pleasant and Hastings-Sunrise.
- (e) Recommending the retention of certain specified staff to carry out planning studies in North Mount Pleasant and to initiate a local area planning program in Hastings-Sunrise.

PRIORITIES/STATUS OF PROGRAMS

Priorities for local area planning were reported to City Council as early as 1973. These areas were identified as those undergoing heavy pressures for social and physical change as evidenced by signs of physical decline, poor engineering-related services, increasing demand for social services, lack of adequate community facilities, public and private development proposals, deteriorating housing, and local citizen demands for planning assistance. Generally speaking, the priorities were those areas located within the inner areas of the City. In addition to the West End, for which a local area planning program had already been authorized, and Strathcona, which was nearing completion of its Rehabilitation Project, the following specific communities were identified: Cedar Cottage-Kensington, Fairview, Grandview-Woodland, Hastings-Sunrise, Kitsilano, Marpole and Champlain Heights. These 1973 priorities are outlined on a map in Appendix I.

The Neighbourhood Improvement Program (N.I.P.) began in 1974 and gave an additional dimension to the City's priorities. The N.I.P. was a Federal-Provincial-City cost-shared capital upgrading program available to designated communities which met all of the following specific criteria:

- (a) predominantly residential in land use;
- (b) over 25% of residential units in need of structural rehabilitation;

- (c) deficiency or deterioration in at least one of the following: sewer and water services, paving, lighting or other local utilities, non-residential buildings, structures, and uses;
- (d) deficiency in public recreation facilities, open space, social facilities;
- (e) mean household income below City average;
- (f) no indication of major redevelopment plans; must be stable in terms of future residential land uses and densities (zoning).

In 1974 the City Planning Department carried out a study of all Vancouver Neighbourhoods and identified those areas which met the N.I.P. criteria, or which could be made eligible by altering Council's policies regarding land use and densities (i.e. rezoning). These areas were Kitsilano, Fairview, Mt. Pleasant, Riley Park, Grandview-Woodland, Kensington, Cedar Cottage, and Hastings-Sunrise (see Appendix I). All or portions of these communities received N.I.P. programs between 1974 and 1977, with additional programs for Downtown-Eastside (Oppenheimer area) and Kiwassa, which were made eligible through rezoning. The exceptions were Fairview, North Mt. Pleasant and western Grandview-Woodland, which all retained their high density zoning, and Hastings-Sunrise, which was not selected due to Council's 1977 budgetary decision not to fund a further program that year. However, since 1977 was the final year for new applications for N.I.P. funds, Council resolved on July 12, 1977:

'THAT Council designate the Hastings-Sunrise area as a Number One priority for 1978 for receipt of N.I.P. or similar funds.'

The N.I.P. eligibility criterion of land use stability, introduced in 1975 after Kitsilano had already been designated, excluded further apartment areas from physical improvement funds and the planning assistance available within the context of the N.I.P. program. Also, the N.I.P. criteria and Council's preference for doing local area planning in areas which could also qualify for cost-shared funds, caused the City's financial and staff resources to be diverted away from other local area planning priorities.

However, on the positive side, N.I.P. provided the City with the increased capability to hire temporary professional and support staff to carry out local area planning and also provided additional capital funds to improve physical services and social facilities. And, Council did respond to some other priority communities which did not qualify for N.I.P. with city-funded local area planning programs. Fairview Slopes received a local area planning program in 1974, and some street improvements are now being carried out through the normal City Local Improvement procedures. Council established a local area planning program for all of Grandview-Woodland in 1975, although the N.I.P. physical upgrading funds can only be used in the stable area east of Commercial Drive. And in 1977 Marpole received a local area planning program. No comprehensive local area planning program, nor N.I.P.-type physical upgrading has ever been established for North Mt. Pleasant or Hastings-Sunrise.

The 1979 Annual Review Work Program of the City Planning Department reviewed the priorities and established Hastings-Sunrise as the first priority for a new local area planning program. Other areas identified were Shaughnessy Heights, Kingsway East, South Fairview, Jericho-Locarno, North Mt. Pleasant, Dunbar, and West Point Grey. These priorities were established through an internal assessment of possible work items for the Area Planning Division over and above work commitments to previous Council decisions. The criteria included the possibility of matching funds, citizen demand, community expectations, opportunities for significant planning influence and impact, the extent to which the effort is tied to other significant projects or planning work, and the urgency of required actions.

After Council discussion and debate about the 1979 Work Program for the City Planning Department, adjustments were made to provide Shaughnessy Heights with a program allocating a Planner to work 50% of his time on planning matters for that area. This program has commenced and will continue until about mid-1980.

Appendix I contains a map which summarizes existing and previous program areas, and current priorities for local area planning.

SITE OFFICES AND STAFF RESOURCES

Site offices exist in Grandview-Woodland (located in Britannia Centre), Kiwassa (in Seymour School), Kensington (1350 Kingsway) and Riley Park (4397 Main). Both Kiwassa and Riley Park offices close at the end of 1979, although some planning and N.I.P. activities will continue.

Site offices have been found to play a very important role in the encouragement of citizen participation in the planning and community upgrading process. Citizens are better able to present their own particular views, problems and reactions to proposals because of the easy accessibility to planning and other civic staff. The direct interaction promotes a healthy exchange of ideas and facilities and understanding of the different roles of the citizen and staff.

Space constraints at City Hall for new staff, and security limitations discouraging use of City Hall for evening meetings, and, generally, increased accessibility for the public provide additional good reasons for the establishment of site offices for the intensive planning and implementation phase of a local area planning program.

Appendix II outlines the present Area Planning Division staff (excluding RRAP*) involved in area planning activities and the present major responsibilities of that staff.

The temporary staff involved in area planning has fluctuated over the years. At the end of 1978 the staff totalled 25. By the end of 1979 this will be reduced further to a total of 17, and by mid-1981 the Area Planning Division could be reduced to its permanent staff of 11 to handle all present and projected work commitments. Thus, the initiation of new local area planning programs would require the retention of existing temporary staff or the hiring of new staff.

NORTH MT. PLEASANT VS. HASTINGS-SUNRISE

Appendix III contains a summary of some of the social and physical characteristics of the two communities of North Mount Pleasant and Hastings-Sunrise. Part of the pressure for initiating local area planning programs in both of these communities arises from the deficiencies and tensions portrayed in the statistics. In addition, there are a number of key issues affecting these communities, some brought about by the interplay of some of the deficiencies (e.g. poor street condition and traffic safety), and still others caused by proposals for changed in land use. The more pressing of these issues are indicated on the following chart:

*Residential Rehabilitation Assistance Program staff administer this program for the Federal Government.

ISSUES

North Mt. Pleasant	Hastings-Sunrise
<ul style="list-style-type: none">- Zoning/urban design concerns at Fraser/Kingsway node and at Broadway/Main/Kingsway node- Future land uses:<ul style="list-style-type: none">- 5th and Carolina (City land)- West of Main, north of Broadway- Poor streets in apartment area- Kimount Club rehabilitation- Design/compatibility of new and converted multi-unit residential buildings- Loss of older, lower-cost housing in apartment area- Lack of adequate park space- Future use of old sawmill site north of China Creek Park- Mt. Pleasant Community Centre outreach programs	<ul style="list-style-type: none">- P.N.E. impacts<ul style="list-style-type: none">- Traffic/access- Parking- Noise- Proposed P.N.E. expansion (Multiplex)- Heavy through traffic- Hastings-Cassiar intersection- Proposed Cassiar Street tunnel- Undeveloped park space- Cultural diversity/community oneness- Development pressures/rezoning proposals<ul style="list-style-type: none">- 2500 Block Franklin Street- Hastings and Renfrew- Poor housing condition in northwest section- Commercial vacancies on Hastings- Residential/industrial interface- Social problems in Skeena Terrace- Cliff erosion along Wall Street

CONCLUSIONS

All communities are in need of some level of planning. The Mt. Pleasant community has received the benefit of a N.I.P. program for its southeast portion: the \$1.8 million program has resulted in significant improvements to the area's physical services, has upgraded all the area's parks, and has improved or established needed social facilities. In addition, the program examined and resolved a number of planning issues related to land use and traffic. North Mt. Pleasant, as noted above, exhibits many of the types of problems/issues which can be addressed through local area planning study. While it is recognized that the issues summarized above will have to be addressed, a comprehensive local area planning program is not required at this time. There will be, however, an increasing need to explore, co-ordinate planning efforts, formulate objectives and recommend improvements for Mt. Pleasant as well as other communities. At this time, Council should consider the retention of a planning assistant to free up professional planning staff (currently involved in implementation work in other communities) to allow this initiative and exploration work to proceed. Regarding the particular needs of North Mt. Pleasant and the type of program warranted at this time, neither a site office nor an extensive allocation of staff could be justified.

Hastings-Sunrise continues to be the first priority for a comprehensive local area planning program. These are the major issues which need to be addressed:

- (a) negative impacts from current P.N.E. operations;
- (b) possible negative impacts from P.N.E. expansion proposals;
- (c) deficiencies in social and recreational programs/ facilities;
- (d) traffic/parking related matters.

These major issues and the others noted in the previous section, require comprehensive analysis and could involve a task force approach involving other Departments such as Engineering and Social Planning. For this program, Council should consider the retention of a temporary Planner, Planning Assistant and Clerk-

Typist. Temporary specialized staff may also be needed in other departments for assignment to this program. A Site Office would be warranted for this program because of its comprehensive nature and the extensive allocation of staff.

RECOMMENDATIONS

Therefore, the Director of Planning recommends:

Re Mt. Pleasant

- A) That Council approve the retention of a temporary Planning Assistant III for a period of two years, beginning January 1980, to permit the reassignment of current projects/studies within the Area Planning Division, thereby freeing up a Planner to provide a higher level of planning services to the North Mt. Pleasant area; and
- B) Further, that Council approve 1980 funding for this Planning Assistant III position in advance of the regular 1980 Operating Budget submission (1980 funding has been determined to be \$23,112 (PG 21, top step: \$1712 + 12.5% x 12 - 1980 rates.) Funding for 1981 would be included in the regular 1981 Operating Budget submission).

Re Hastings-Sunrise

- C) That Council approve the initiation of a Local Area Planning program in Hastings-Sunrise, to begin in January, 1980, with a two-year target for completion of a Plan;
- D) That Council approve the retention of a temporary Planner II, Planning Assistant III and Clerk-Typist II for a two-year period for assignment to the Hastings-Sunrise Local Area Planning program, and instruct the Director of Planning to report back in advance of the 1980 Operating Budget submission with a detailed program budget, including funding for a site office; (the 1980 staff salaries and site office costs would be approximately \$87,000)."

The City Manager comments as follows:

For reasons stated in the report, the City Manager does not believe it is necessary to have a site office for Mt. Pleasant and does not favour a full-fledged local area planning program for that area. Recommendations A and B will provide some planning assistance at a minimal and temporary cost to the City.

Council decided on many occasions that a local area planning program is needed for Hastings-Sunrise, and in 1977, designated it as No. 1 priority for 1978. The proposed developments at the PNE and in the Cassiar corridor increase the urgency.

Unfortunately, it has now been established that N.I.P.-type funding will not be available for planning activities, although it will be possible to apply for Provincial Community Services Contribution Program funds to help implement physical improvements requested as a result of such local area planning.

In view of Council's commitment to provide local area planning for Hastings-Sunrise, the City Manager suggests this should be done by retaining for two years temporary staff who were paid for out of N.I.P. funds and who would otherwise be let go at the end of December, 1979. There would thus be no increase in planning staff, but there would be, for two years, an increased cost to the City.

Hence, the City Manager RECOMMENDS approval of Recommendations A, B, C and D.

WORKS AND UTILITY MATTERSRECOMMENDATIONS1. Disposal of Street Banners

The Acting Purchasing Agent reports as follows:

"An Agreement dated March 1, 1979 was entered into between Evelyn Roth (herein-after called the "Manufacturer") and the City.

The substance of the agreement was that the theme for the banners would be related to the United Nations "The Year of the Child", the manufacturer would provide designs and material and "ensure that the designs are produced by children from many parts of the City".

The clause of the contract which deals with disposal, after the banners are removed from City streets, reads as follows:

"It is agreed that the City shall have the absolute right to dispose of the banners in such manner as is considered reasonable. Provided that, if the banners are sold, the City shall receive an amount equal to \$16.00 for each banner sold and the balance of the selling price shall be divided equally between the Vendor of the banners and the Manufacturer."

Ms. Roth agreed to relinquish any claim she may have to a share of the proceeds from the sale of the banners, provided they are donated to a children's organization such as the Children's Hospital or UNICEF.

There are approximately 600 banners available for disposal. (approximately 150 are torn).

The requests received to date are as follows:

UNICEF British Columbia

UNICEF has requested that "the City of Vancouver consider donating these outstanding banners to UNICEF so that we might sell the attractive banners to raise money for the worthy programme of UNICEF which undoubtedly is well known and appreciated by all concerned."

They have also indicated that they would be happy to co-operate in a shared selling programme.

Vancouver and District Dental Society

The Dental Society is holding a fund raising Ball at the Hyatt Regency Hotel on November 30 and will be donating the proceeds to the Dental Department of the new Children's Hospital.

They would like to use the banners as decorations for the evening and then "either auction off and/or offer the banners to the Children's Hospital."

Vancouver School Board

Betty Wellburn, Art Co-ordinator for the Vancouver School Board submitted a request on behalf of a particular teacher which reads "This particular teacher - Mrs. V. Pasquill of Van Horne Elementary School was involved with the 30 banners on Burrard Street. She would like to return them to the children who created them in her school."

She also offered the following comment in her letter - "As School opens in a few weeks, I am sure other teachers will be making the same request."

Clause No. 1 cont'd:

Emmanuel Christian Secondary School Association

Conrad Van der Kamp, Principal of this school, described 18 banners he would like to obtain and named the students who produced them. The purpose of his request is to return the banners to the students of Emmanuel.

We have also received approximately twenty requests from private individuals who wish to purchase banners.

The number of requests received is the best indicator we have of the price which we can probably sell them for, and, using this indicator, I believe we can probably sell them for about \$5.00 each. If, however, they were sold by an organization for children, such as UNICEF or the Children's Hospital, they may bring a much higher price, as part of the price, in the minds of the purchasers, would be a donation to the organization.

RECOMMENDATION

In view of the special nature of this year's banners, I recommend they be disposed of as follows:

- A) Loan them to the Dental Society for use during their fund-raising ball on November 30, on condition that:
 - a) arrangements can be made on the morning of Saturday, December 1 (or at some other appropriate time) for teachers to claim certain banners on behalf of students who created them.
 - b) remaining banners be forwarded to UNICEF.
- B) Through the School Board and the private schools, notify teachers involved in this project that it is proposed to donate the banners to UNICEF for their fund-raising, but that an opportunity exists, as outlined above, to claim banners on behalf of the student artist, if the student is not willing to have the banners so donated.
- C) Grant the remaining banners to UNICEF British Columbia.
- D) Pass on requests from individuals for purchase of the banners to UNICEF."

The City Manager RECOMMENDS approval of above recommendations.

2. Pacific Centre Garage - Equipment

The City Engineer reports as follows:

"BACKGROUND

On April 18, 1979, Council, when considering a report on the 1978 cost revenue summary for the Pacific Centre Garage, approved the establishment of a \$35 000 appropriation for repairs and refurbishing of the Pacific Centre Garage as required.

The purpose of this report is to inform Council of a major repair which is necessary and to request approval to proceed immediately with the work.

ANALYSIS

The Pacific Centre Garage contains parking spaces for 1556 vehicles. This space is provided on two levels covering a two-square-block area. Entry to the garage is controlled by ticket machines and remote-controlled gates. The number of cars in the facility is monitored by counters and the information is stored on memory

Clause No. 2 cont'd:

units. This system enables the garage manager to monitor accurately the number of cars on each level and, when the facility is full, additional vehicles are not permitted to enter as the entrance gates are automatically set in the closed position.

Approximately eight years ago, the first phase of the garage was opened and the original equipment installed. The second phase of the garage was opened about four years ago and the additional parking control equipment installed at that time did not include additional memory units. This ultimately put a greater load on the original equipment. Presently, frequent repairs are necessary on existing equipment and many components require replacement.

The maintenance of all parking control equipment in the garage is handled by Cincinnati Time Recorder Limited under a maintenance contract. They have analyzed the problem and believe it is more cost-effective to install a completely new memory unit system and all the eighteen counters in one operation rather than replacing them as problems arise. The Downtown Parking Corporation, who manage the garage on behalf of the City, have reviewed this proposal and agree that action should be taken immediately. It is anticipated that with replacement of this equipment, the future maintenance cost will be reduced. Also, staff time will not be required to perform the counting function.

This work must be completed quickly because the garage fills very often during the fall season. With inaccurate counting equipment, there is a greater risk of allowing more cars into the garage than there are parking spaces available.

The total cost of the necessary work is \$15 375 and funds have been previously appropriated (\$35 000) from the 1978 garage surplus for work of this type.

RECOMMENDATION

In view of the urgent need for this equipment, the City Engineer recommends that Council approve spending the necessary funds (\$15 375) for replacement of the Pacific Centre Garage vehicle counters and memory unit."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

3. Speed Deterrent Bumps - Requests to Cancel

The City Engineer reports as follows:

"A number of requests to cancel Local Improvements Projects for Speed Deterrent Bumps have been received. In all cases the projects were advanced by petition of the abutting property owners, came before a Court of Revision and were undertaken by Council. However, because of the objections received or counter petition submitted the work has been held up.

The particulars of each project differ and therefore we will deal with each separately.

Lane west of Granville from 59th to 60th (C/R 441 Item #264). The original petition for this project came before a Court of Revision and was advanced by Council on February 24, 1977 with a counter petition submitted on November 15, 1978. The original petition and the counter petition have been compared with the following result:

Signed original petition and did not rescind	1
Signed original petition but now opposed to bumps	3
Did not sign either petition	1
Total owners	5

This count indicates that, at least three of the five owners are now opposed to the speed deterrent bumps.

Lane east of Inverness, 31st to lane north of 33rd (C/R 447 Item #300). The original petition for this project came before a Court of Revision and was advanced by Council on March 30, 1978. A letter indicating that the property owners no longer wanted the speed bumps was received on August 4, 1978. Because this letter did not clearly indicate the present feelings of the majority of the property owners, the City Engineer balloted the owners with the following result:

Clause No. 3 cont'd:

18 out of 30 owners responded (60%)
 16 against the speed bumps
 2 for the speed bumps

This ballot indicates that the majority of the owners now do not want speed bumps installed in their lane.

Lane south of 56th from Elliot Street to Vivian Drive and the lane west of Vivian from 56th to 57th (C/R 447 Item #325). The original petition came before a Court of Revision and was advanced by Council on March 30, 1978. The two petitions have been compared with the following result:

Signed original petition and did not rescind	9
Signed original petition and now opposed to bumps	19
Did not sign original petition and now opposed to bumps	7
No action	5
Total owners	40

This indicates that at least 26 out of the 40 owners are now opposed to the speed bumps.

Lane south of 20th from Puget to Carnarvon (C/R 450 Item #60). The original petition came before a Court of Revision and was approved by Council on June 22, 1978 with a counter petition submitted on August 10, 1978. The two petitions have been compared with the following result:

Signed original petition and did not rescind	2
Signed petition and now opposed to bumps	12
Did not sign original petition and now opposed to bumps	3
No action	3
Total owners	20

This indicates that at least 15 out of the 20 owners are now opposed to the speed bumps.

Note: The counter petitions against these projects, in some instances, carried some "half-signatures" (one of two joint owners). These could not have been accepted on a formal petition but are counted here because it has been our experience that these half-signatures will usually be made good if required. In any event, opposition by one of two joint owners means that there cannot be a majority in favour of the project.

The Local Improvement Procedure By-Law provides that signatures may not be withdrawn or countermanded after the Petition has been filed. In the legal sense, therefore, there is still a sufficiently signed petition. Council, however, has the decision whether or not to undertake a project petitioned for. In the case of Speed Deterrent Bumps, we believe that many who originally sign the petitions, do so in anticipation of a problem which does not, in fact develop.

As it appears that the majority of property owners do not currently want speed bumps installed in their lane, the City Engineer recommends that these four projects not proceed and that Council amend its motions of February 24, 1977, March 30, 1978, and June 22, 1978 to delete each of the four projects concerned from the lists of projects undertaken."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer is approved.

4. Closure of Portion of the Lane North of Kingsway Between Welwyn Street and the Lane West of Welwyn Street

The City Engineer reports as follows:

"An application has been received from a developer to relocate portion of the lane north of Kingsway west of Welwyn Street. The present layout of this lane (10 feet to 16 feet in width) makes it difficult for traffic, particularly trucks, to maneuver and the developer is providing the City with an opportunity to improve the situation by proposing to dedicate a 20-foot lane outlet to Welwyn Street. The new lane outlet is to be in line with the existing 20-foot lane to the west.

I recommend that all that portion of lane shown hatched on the attached plan marginally numbered LF 9258 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) A new lane outlet 20 feet in width to be dedicated as shown shaded on the attached plan (LF 9258).
- (b) The closed lane to be consolidated with the abutting lands.
- (c) The applicant to pay for the relocation of existing utilities or provide easements to contain them.
- (d) The applicant to pay for the physical closure of the lane and construction of the new lane.
- (e) The applicant to provide and register the necessary subdivision plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Closure of Portion of the Lane South of 29th Avenue Between Crown Street and Wallace Street

The City Engineer reports as follows:

"A request has been received from the owners of Lots A, 1 and 12, Block 60, D.L. 2027 to acquire the 5-foot widening strips at the rear of Lots 1 and 12 for inclusion in a proposed subdivision. This subdivision will dedicate a 20-foot wide lane through to Crown Street and create new lots fronting on 29th Avenue and 30th Avenue. The 5-foot widening strips were acquired for lane to provide additional width for a turn-around in the deadend lane and will not be required when the through lane is dedicated to Crown Street.

Therefore, I recommend that the North 5 feet of Lot 12 and the South 5 feet of Lot 1 both of which have been established as lane and are shown hatched on the attached plan marginally numbered LF 9257 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The portions of closed lane to be consolidated with the abutting lands.
- (b) A 20-foot wide lane to be dedicated and constructed to the satisfaction of the City Engineer at no cost to the City connecting the existing deadend lane through to Crown Street as shown shaded on the attached plan (LF 9257).
- (c) The applicant to provide and register the required subdivision plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

BUILDING AND PLANNING MATTERSRECOMMENDATION1. Champlain Heights - Enclaves 4, 5, 6, 7 and 21

The Champlain Heights Project Manager reports as follows:

"June 12th 1979 Council accepted offers to lease enclaves 4, 5, 6, 7 and 21 from United Properties.

One of the conditions stated that United Properties enter into a lease with the City within 120 days from the date of acceptance.

Both these enclaves are in Phase II of Champlain Heights. This area has not been consolidated and re-subdivided - as a result, the City is not in a position to enter into a lease until a new legal description is created. The reason for this delay in part relates to the fact that the City does not own all the land which it now wishes to consolidate. This was a subject of a recent report to Council where the Supervisor of Properties was requesting authority to expropriate the lands in question. This recommendation was not approved by Council and the Properties Division was instructed to continue negotiations with the two owners. These negotiations may take some time and in recognition of this, staff are endeavouring to work out an alternative solution to the problem.

The City has been requested by B.C. Telephone Company to grant a utility easement over Enclaves 4, 5, 6 and 7 to permit the installation of an underground chamber.

B.C. Telephone Company have indicated a strong interest in using a new fibre-optic telephone service as a demonstration project in Champlain Heights. We understand this will be the first installation of its kind in Western Canada. United Properties have been contacted and are in agreement with granting such an easement.

In view of the foregoing, the Project Manager recommends:

- A. THAT Council extend the deadline for execution of the leases between the City and United Properties for Enclaves 4, 5, 6, 7 and 21 for 120 days beyond October 9th, 1979.
- B. THAT Council authorize the City to enter into a utility easement with the B.C. Telephone Company over Enclaves 4, 5, 6 and 7."

The City Manager RECOMMENDS that the above recommendations of the Project Manager be approved.

2. Champlain Heights - Office/Commercial Sites
Community Services Centre

The Project Manager reports as follows:

"Vancouver City Council on August 14th 1979 approved a report from the Project Manager recommending that these parcels be tendered.

In August 1979, advertisements were placed in the local newspapers calling for tenders. Tenders closed Monday, September 24th, and the following bids were received:

Parcel E (Office Component)

Paraland Development/Fortune Developments	\$ 125,000.00
United Properties	\$ 111,000.00

Clause 2 continuedParcel F (Commercial Retail Component)

Rahem Enterprises	\$ 245,001.00
Golden Arrow	\$ 237,000.00
Fortune Developments	\$ 225,000.00
Mr. James Farrell	\$ 155,000.00
United Properties	\$ 111,000.00

The Project Manager has reviewed the bids and met with the principals of the companies submitting the high bids. Their backgrounds and experience indicate that they will be able to undertake a development of this size and scale.

The bids received are either at or above the estimated market value provided to us by our marketing consultant.

In view of the foregoing, the Project Manager recommends:

- A. THAT Council accept the bid from Fortune Developments Ltd. for Parcel E.
- B. THAT Council accept the bid from Rahem Enterprises for Parcel F.
- C. THAT the Director of Legal Services prepare the lease documents in accord with the terms and conditions as outlined in the tender package."

The City Manager RECOMMENDS that the above recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 147

FINANCE MATTERS

RECOMMENDATION

1. West End Community Centre - Administration of Program and Revenue

The Superintendent of Parks reports as follows:

"In December of 1975, just prior to the opening of the West End Community Centre, the Association's Board of Directors indicated they did not anticipate having direct involvement in the financial operation of recreation programs in the centre. This move was a deviation from the traditional Community Centre Association/Parks Board relationship, which provides for Community Centre Associations to receive and account for all revenue and expenses directly related to the operation of programs. The responsibility for the West End program account thus became the responsibility of the Parks Board.

After three years of experience the present West End Community Centre Association Board of Directors now feel that they are in a position to assume accounting responsibilities for all program revenue and expenses. The Association strongly feels that its position as an advocate and provider for the recreation needs of the West End Community will be greatly enhanced by this increased ability for long range fiscal planning.

The request by the West End Community Centre Association to assume financial responsibility for program operation is consistent with similar arrangements existing between the Parks Board and other Community Centre Associations, and is governed by Clause 19 in the standard joint agreement between the Parks Board and Community Associations.

"Subject to the provisions in Appendix "D" all Association membership fees and other revenue generated by the use of the designated facilities shall be received by the Association and expended on program costs, equipment, supplies, community recreation services and other objects as are consistent with the Constitution of the Association. Funds generated by the operation of facilities listed in Appendix "E" for which the Board assumes financial responsibility, shall be received by the Board".

There is no net cost to the City in effecting this change. The program operating account would be reduced by \$90,000 leaving a balance of \$5,460 and similarly the program revenue account would be reduced by \$90,000 leaving a balance in 1979 of \$71,500 to be met through court and locker fees. For 1979 the appropriations for program operating account 56-453 and for program revenue account 56-469-093 will be reduced by the difference in each account between the approved appropriations (\$90,000) and the balance determined as to August 31, (all charges prior to September 1, considered). For 1979 the program operating account would be reduced by \$30,000, being the portion of operating costs from September to December 1979, and a similar reduction will be made in the program revenue account. The full impact will be reflected in the 1980 budget.

To effect this changeover as of September 1, 1979, it is proposed that the program operating account 56-453 be closed off to any further program expenses and because the West End Association would, as of September 1, collect all the program fees, revenue account 56-469 would no longer receive any program fees. Both accounts would remain active for a couple of months until all charges prior to September 1 had come through the books. At this time the City would pick up either the credit or debit position

Clause No. 1 cont'd:

of these accounts. It is anticipated that in terms of program expenses and revenue the accounts would be in a break even position. The actual change in appropriations will be reflected in the 1980 budget.

RECOMMENDATION:

That the West End Community Centre Association be responsible for the collection, disbursement and accounting of program revenue accruing from the operation of the West End Community Centre as per Clause 19 of the standard joint operating agreement."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Superintendent of Parks.

2. Investment Matters (Various Funds) August 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of August 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF AUGUST 19791. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Aug. 1	Royal Bank of Canada/Bank of Montreal	Aug. 2/79	\$ 3,500,000.00	\$ 3,498,845.00	1	12.00
2	Royal Bank of Canada	Jan. 4/80	524,778.77	500,000.00	155	11.67
2	Royal Bank of Canada	Jan. 11/80	1,577,693.42	1,500,000.00	162	11.67
2	Banque Canadienne Nationale	Aug. 3/79	500,164.38	500,000.00	1	12.00
2	Vancouver City Savings Credit Union	Jan. 18/80	2,108,067.40	2,000,000.00	169	11.67
7	Bank of Nova Scotia	Feb. 15/80	3,977,835.62	3,750,000.00	192	11.55
7	Toronto Dominion Bank	Nov. 22/79	3,103,071.78	3,000,000.00	107	11.72
7	Royal Bank of Canada	Jan. 24/80	1,581,041.10	1,500,000.00	170	11.60
7	Royal Bank of Canada	Jan. 25/80	1,054,345.21	1,000,000.00	171	11.60
13	Banque Canadienne Nationale	Aug. 15/79	500,328.77	500,000.00	2	12.00
15	Vancouver City Savings Credit Union	Feb. 20/80	2,121,684.93	2,000,000.00	189	11.75
16	Vancouver City Savings Credit Union	Feb. 15/80	2,118,223.01	2,000,000.00	183	11.79
16	Banque Canadienne Nationale	Aug. 21/79	1,001,438.36	1,000,000.00	5	10.50
20	Banque Canadienne Nationale	Aug. 22/79	2,001,123.29	2,000,000.00	2	10.25
23	Banque Canadienne Nationale	Aug. 27/79	2,502,602.74	2,500,000.00	4	9.50
23	Vancouver City Savings Credit Union	Oct. 15/79	1,017,134.25	1,000,000.00	53	11.80
27	Bank of British Columbia	Aug. 28/79	1,000,321.92	1,000,000.00	1	11.75
27	Royal Bank of Canada	Feb. 21/80	1,588,512.33	1,500,000.00	178	12.10
28	Banque Canadienne Nationale	Aug. 29/79	1,500,452.05	1,500,000.00	1	11.00
29	Banque Canadienne Nationale	Aug. 30/79	1,500,431.51	1,500,000.00	1	10.50
31	Bank of Montreal	Sept. 6/79	5,006,164.38	5,000,000.00	6	7.50
			<u>\$39,785,415.22</u>	<u>\$38,748,845.00</u>		

Clause No. 2 cont'd:2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Aug. 3	Mercantile Bank of Canada	Sept. 27/79	\$ 3,764,952.74	\$ 3,700,000.00	55	11.65

3. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Aug. 9	City of Vancouver 8.0% Apr. 2/93		\$ 1,000.00	83.32	\$ 833.20	13/8	10.30
9	City of Vancouver 10.0% Dec.16/94		22,000.00	96.20	21,164.00	15/4	10.50
			23,000.00		21,997.20		

Chartered Bank Deposit Receipts and Government Notes

						<u>Days</u>	
Aug.28	Bank of British Columbia	Dec. 3/79	516,585.48		500,000.00	102	11.87
			\$539,585.48		\$521,997.20		

4. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

						<u>Yrs.Mos.</u>	
<u>Debentures</u>							
Aug. 13	City of Vancouver 10.0% Dec. 16/94		\$ 50,000.00	96.20	\$ 48,100.00	15/4	10.50

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1979

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 139,639,965.51	\$ 133,997,784.20

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

MANAGER'S REPORT, SEPTEMBER 28, 1979 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease of Stanley Park Pavilion for City Training Facility

The Director of Personnel Services and Supervisor of Properties report as follows:

"City Council on June 25, 1974 approved a five year lease from August 1, 1974 of the second and third floors of the Stanley Park Pavilion for use as a City Training facility for the sum of \$1.00.

This lease provides for an automatic one year renewal commencing August 1, 1979 under the same lease terms and conditions.

However as the City plans to make some necessary improvements to the premises, it is deemed advisable to have a term lease rather than just the one year renewal.

After negotiations, the Board of Parks and Recreation has approved by Resolution dated July 23, 1979 a five year lease of these premises from August 1, 1979 with provision for an automatic year-to-year renewal upon expiration of the five year term. All other terms and conditions to be similar to the previous lease.

Recommended that a lease be drawn on the foregoing basis to the satisfaction of the Director of Legal Services, Director of Personnel Services and Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel and Supervisor of Properties be approved.

2. Sale of City-owned Property:
 (a) N/S of 3300 Block Napier Street
 (b) N/W corner of Venables & Rupert

The Supervisor of Properties reports as follows:

"On September 4, 1979, and under the authority of the Property Endowment Fund Board, the following-described City-owned lands were advertised for sale. Tenders were opened in public at 9.30 a.m., Monday, September 24, 1979, and it is recommended that the following offers to purchase, being in each case the highest offer received and representative of current market value, be accepted and approved under the terms and conditions established by Council.

- (a) Lots 25 and 26, Block 3, W½ Section 26 T.H.S.L., Plan 2588
N/S of 3300 Block Napier Street, Zoned RS-1

<u>Purchaser</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
Elton Construction Co. Ltd.	33' x 107.5' each lot	\$82,000	City terms @ 13%

- (b) Lot 18 ex N. 2.5', Block 1, NE½ Section 25 T.H.S.L., Plan 2920.
N/W corner of Venables & Rupert, Zoned RS-1

<u>Purchaser</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
Elton Construction Co. Ltd.	40.25'/40' x 107.5'	\$47,000	City terms @ 13% "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

DATE September 25, 1979

TO: Vancouver City Council

SUBJECT: Marathon Realty's Schematic Plans for the
Central Waterfront

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of September 25, 1979, has submitted a report on the above subject. In summary, he states:

1. The purpose of the report is
 - (a) To provide Council with an analysis of Marathon's proposed schematic plans for its lands in the Central Waterfront, and, an evaluation of Marathon's proposal against the City's public objectives as contained in the Central Waterfront Official Development Plan, and
 - (b) To present to Council procedural options for proceeding positively towards a co-ordinated comprehensive development for this part of the waterfront consisting of Pier B-C and its upland area.
2. In the analysis and evaluation of Marathon's proposed massing alternatives, staff is of the opinion that each alternative would get closer in achieving public objectives with further modification and development. Staff is suggesting that a composite alternative which encompasses the best features of each of the proposed alternatives would, with further development, fulfill the public objectives as well as Marathon's economic objectives for its development. A schematic interpretation of such a composite alternative is described and illustrated in the report.

The City Engineer's comments are contained in the main report.

3. In the process of preparing this report, staff have met with representatives of Marathon and its consultants, Pier B-C Board and its consultants, and N.H.B. to discuss the development potentials for the Pier B-C area. It is clear that in view of the complexities involved in these developments and the difference in time frame towards implementation, it is most significant that they should all be co-ordinated to ensure compatibility. Staff believe that the most logical procedure to pursue would be the preparation of an Area Development Plan (A.D.P.) which is described in detail in the Central Waterfront Official Development Plan. The City should take the initiative to achieve a joint A.D.P. between Marathon and the Pier B-C Board since this would create a much more effective plan integrating these two major adjoining developments so that they are done in harmony and contribute to each other. Before concluding on this, it would be best to meet with the parties involved to obtain their comments and agreement.

It is noted that a special procedure can be built in to allow the more urgent Trade/Convention Centre development to proceed prior to the formal adoption of the Area Development by the City Council.

4. RECOMMENDATIONS

The Director of Planning recommends that:

1. City Council indicate to Marathon Realty its preference for a development scheme generally along the lines of the composite alternative as described in this report, and request that this concept be further developed.
2. City Council instruct the Director of Planning to initiate a formal meeting with representatives of Marathon Realty, Pier B-C Board, and all the involved parties (as described in Part 4a of the report) to further discuss procedural options outlined in this report.
3. The Director of Planning to report back on the result of the discussion in recommendation #2.

The City Manager comments as follows:

On page 11 of the main report, there is an estimate of costs (\$200,000) and time (6 to 12 months), and consultants required to produce an area development plan.

The City Manager does not recommend that Council at this time commit itself to a process so lengthy and expensive. Instead, it is RECOMMENDED:

- A) That the Director of Planning discuss with the Planning and Development Committee the amount of detail which might be provided in such a plan, and the estimated cost and time required to produce plans of various complexity.
- B) That Council approve recommendations 1, 2 and 3 of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 152

C 189

MANAGER'S REPORT

DATE: September 18, 1979

TO: Vancouver City Council

SUBJECT: Provincial Home-owner Grants to 99-Year Leaseholders

CLASSIFICATION: Information

The Director of Finance reports as follows:

"City Council is aware that there has been some controversy regarding the Provincial Home-owner Grant Act and its application to 99-year leaseholders. On August 17, 1979, the City received a 'petition' from a Mrs. E. Simpson regarding this matter.

This report will explain the position of the City with regard to communication presented to Council by Mrs. E. Simpson. Mrs. Simpson's petition asks Council to request the Provincial authorities to amend the Provincial Home-owner Grant Act as it pertains to 99-year leaseholders. A copy of Mrs. Simpson's August 17, 1979 communication and petition is attached as 'Appendix A'.

History

The records in the Property Tax Branch of the Revenue and Treasury Division indicate that Corporate property owners began selling 99-year leases in multiple-family residences within Vancouver in 1974, with the first lease to our knowledge having been registered in the Land Registry Office on June 29, 1974.

Our records presently indicate that there are four corporations operating nine 99-year lease buildings. These nine buildings are:

OWNER	BUILDING ADDRESS	TOTAL NUMBER OF SUITES	NUMBER OF SUITES REGISTERED ON OR BEFORE 12/31/77
Westsea Construction Ltd.	1330 Harwood	160	58
First Canadian Land Corp. Ltd.	1250 Burnaby	88	27
First Canadian Land Corp. Ltd.	1075 Comox	160	33
First Canadian Land Corp. Ltd.	1100 Harwood	86	20
First Canadian Land Corp. Ltd.	1219 Harwood	40	20
First Canadian Land Corp. Ltd.	1534 Harwood	40	14
Sheridan Investments Ltd.	1251 Cardero	164	94
Sheridan Investments Ltd.	1850 Comox	194	115
Rosemont Apts. Ltd.	36 East 14th Ave.	6	6
		938	387
		==	==

The Provincial Home-owner Grant Act outlines responsibilities and duties of every Municipal Collector within the Province for the administration of the Act as it pertains to the municipality of his responsibility. Among the duties is one which states that he is to determine as to whether or not an applicant is eligible for the grant.

The Act contains conditions which must be adhered to by 99-year leaseholders in order for them to qualify for the grant. One of the conditions is to be an "Owner". In brief, an Owner as it pertains to a 99-year leaseholder is one who:

1. Lives in a building which is owned by a corporation and,
2. has entered into a 99-year (or greater) lease, or assignment of a 99-year lease, with the corporation, and,
3. has registered his lease or assignment in the Land Registry Office on or before December 31, 1977.

Item #3 is the problem area.

The full context of the Act as it defines "Owner" is attached as Appendix 'B'. With regard to the petition presented to Council by Mrs. Simpson, she has taken out of the definition of 'Owner', that portion which relates to "an eligible residence or an owner-occupied apartment building situated within unorganized territory". For Vancouver, one must read the portion of the Act which pertains to a municipality.

We have had numerous correspondence with the Provincial Government and they have indicated that they are not prepared to amend the Act as it relates to Mrs. Simpson's problem. In fact, the Minister of Municipal Affairs stated in his August 8, 1979 letter to Mrs. Simpson that "While the 99-year lease may be appropriate for your lifestyle, we cannot consider such a lease to be "home ownership", especially when one considers the term of the lease is gradually reduced. To carry forth the Grant to subsequent purchasers would mean accepting a gradually lessening term to the point where Government would be recognizing 75, 50, 25 and 10 year leases."

Conclusion

The conditions pertaining to whether or not a 99-year leaseholder is entitled to a Home-owner grant are contained in the Act. Any 99-year leaseholder who registered their lease, or assignment of lease, in the Land Registry Office after December 31, 1977 is not entitled to a grant. Any amendment to these conditions must come from the Provincial Government."

The City Manager submits the foregoing report of the Director of Finance for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 148

D 101

MANAGER'S REPORT

DATE: September 28, 1979

TO: Vancouver City Council

SUBJECT: Ambulance Services - Persons in Custody

CLASSIFICATION: Consideration

The Director of Finance reports as follows:

"On September 18, 1979, the following letter was received from the Ministry of the Attorney-General regarding the fact that the City had not accepted billing for ambulance costs related to persons in custody of the Vancouver City Police.

'The purpose of this letter is to draw your attention to the fact that the City of Vancouver has failed to reimburse the Emergency Health Services Commission for ambulance services provided to persons in the custody of the Vancouver City Police.

Section 5 of the Emergency Health Services Act confers upon the Commission the power and authority to:

- a) provide Emergency Health Services in the Province;...
- g) provide ambulance services in the Province;...

It is clear that the Act mandates the Commission to provide ambulance services within British Columbia.

Section 481 of the Vancouver Charter reads as follows:

"Notwithstanding anything to the contrary contained in this or any other Act, but subject to the Administration of Justice Act and the Police Act, it is the duty of the City to bear the expense necessary to ... c) provide for the care and custody of persons held in those places of detention."

It is our belief that Section 481(c) of the Vancouver Charter requires that the City pay for the expense of caring for persons held in custody and that "caring" extends to the provision of services rendered to such detainees should they become ill. It is our opinion that this extends to and includes the expense of ambulance services to those persons in your custody.

We draw to your attention that pursuant to Section 644(1) (c) of the Municipal Act, every other Municipality with the Province of British Columbia has reimbursed the Emergency Health Services Commission for the costs of ambulance services provided to persons detained in those Municipality's lock-ups.

We would ask that you review this matter and bring it to the attention of the Vancouver City Council. Would you kindly advise us following your next meeting whether or not the City of Vancouver will reimburse the Emergency Health Services Commission for the cost of ambulance services provided to persons detained in the lock-ups in the City of Vancouver. We request an answer by October 15, 1979.'

History

Commencing on December 14, 1976 and up to July 5, 1978, the Finance, Police and Law Departments have been in correspondence with the Ministry of Health - Emergency Health Services - regarding the ambulance billings. A summary of this correspondence is attached as Schedule 'A'.

City Position

The position taken by the City is that the Province has not provided any clear legal or moral reason why the City taxpayers should pay for these services.

Provincial Position

The Province has provided two reasons as stated in their recent letter.

- a) Section 481(c) City Charter requires that the City pay for the expense of caring for persons held in custody and that "caring" extends to the provision of services rendered to such detainees should they become ill - extended to include ambulance services.

The City does not necessarily agree with the Provincial interpretation of caring and in fact most calls are for persons who, in a state of intoxication, arrive "ill" and are immediately dispatched to a hospital.

- b) The Province states that the same provision is in the Municipal Act and that every other municipality within the Province has paid for ambulance services.

The City checked with Burnaby who stated that they did pay for the service and believe that it was required once in the past year.

Costs

It is very difficult to determine the funds that would be necessary to provide for past billings and for the current year. The Province has previously submitted the following:

April 1, 1976 to March 31, 1977	\$ 5,945.00
April 1, 1977 to March 31, 1978	15,735.00

Estimated by City:

April 1, 1978 to December 31, 1979	<u>28,300.00</u>
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Estimated amount required to December 31, 1979	<u>\$49,980.00</u>
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The above is at an estimated billing rate of 85 calls per month. This is under review by the City since the current information is that the jail to hospital requirement is about 40 calls per month.

Summary

The Director of Finance is of the opinion that the Provincial Government is imposing a cost on the City that in fact is argumentative in the legal sense and does not recognize:

1. That the City is a "core" city and must deal with problems such as the intoxicated persons who must be picked up and taken to the jail, for their protection, and when found to be ill, are sent to the hospital.
2. That the City saves the Province hundreds of thousands of dollars in ambulance costs by providing a trained and highly equipped Fire Department that can provide quick responses when needed. If these were not available, the Province would have to increase their ambulance fleet substantially to maintain a reasonable level of service.
3. That most of the cases are "indigents" who are in fact under the direct care of the Provincial Government, Ministry of Human Resources.
4. That if a Provincial "detox" centre was available, most of these cases would be theirs in any case.

Consideration

The Director of Finance would normally be prepared to continue discussion with the Provincial officials on this matter, however, due to the nature of the letter received from the Attorney-General, the matter is being forwarded immediately to Council for their consideration, with the following options:

- A. Agree to pay for the ambulance service from the jail to the various hospitals including Riverview, etc. and provide up to \$50,000 from Contingency Reserve for this purpose, OR
- B. Advise the Attorney General that the City is not prepared to pay these bills, since
 - the service is provided to individuals, who are entitled to its free use
 - many of these individuals are wards of the Ministry of Human Resources
 - any claims against the City would be more than off-set by the savings to the Emergency Health Services Commission due to the use of our Fire Department for paramedical services.

but agree to negotiate further with the Attorney General an equitable cost-sharing arrangement."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION

FOR COUNCIL ACTION SEE PAGE(S) 148

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

September 20, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 20, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE
CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, August 30, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATIONS1. Seating Capacity of Licensed Premises

In January of this year, the Committee requested an updated report on the seating capacity of premises licensed to sell liquor in the City.

The Committee had before it for consideration a Manager's Report dated August 30, 1979, in which the Director of Permits and Licenses reported that statistics available from the Liquor Control and Licensing Branch do not include the number of seats in restaurants. The report provided the following figures:

	Vancouver	Study Area	Total Seating
Public Houses	65 (65)*	54 (54)*	17,947 (17,947)*
Cabaret/Lounge	141 (133)*	78 (74)*	17,900 (16,616)*
General Licenses	16 (16)*	4 (4)*	2,892 (2,892)*
Holding Bars	72	43	2,084

*(Note: August 1977 figures shown in brackets)

The Committee noted the large number of seats available in holding bars which did not exist when the last statistical report was provided to City Council, and during discussion, Alderman Bellamy advised there have been a number of license suspensions by the Liquor Branch involving holding bars whose operators did not comply with Branch regulations. He added that a special

cont'd.....

Clause No. 1 continued:

committee within the restaurant industry has been formed to ensure restaurateurs comply with regulations in the operation of holding bars.

Following discussion, it was

RECOMMENDED

THAT the Manager's Report dated August 30, 1979, on the number and seating capacity of liquor outlets in the City be received, bearing in mind that restaurants are not included.

2. Detention of the Mentally Ill in City Jail

For several months the Committee has been receiving periodic progress reports from the Social Planning Department on that department's efforts to ensure that mentally ill persons who are held in the City Jail are referred quickly and efficiently to Riverview Hospital.

Before the Committee this date was a Manager's Report dated September 4, 1979 in which the Director of Social Planning reported a meeting was held August 21, 1979 between the Chairman of the Community Services Committee, the Executive Director of Riverview and a representative of the Social Planning Department, at which time the Director of Riverview reported a commitment has been made to arrange for intake to hospital within 24 hours, provide two quiet rooms at hospitals other than Riverview so that they will be equipped to take immediate referrals and, to continue efforts to increase the number of beds at Riverview for acute patients.

The report noted the referral procedure at Riverview now involves one admitting officer who is the direct link between City Jail physicians and the hospital.

The report went on to say there is a concern over the release of patients from Riverview back into the community without any plans for the person's housing or follow-up services, and the Manager's Report concluded with a recommendation from the Director of Social Planning that there be a progress report to the Committee in November 1979 on both release and referral procedures at Riverview.

During discussion, the Committee felt its Chairman should urge the Minister of Health to ensure persons are not released from Riverview without proper planning for the individual's return to the community.

Following discussion, it was

RECOMMENDED

- A. THAT the Chairman of the Community Services Committee write to the Minister of Health urging that he ensure persons are not released from Riverview Hospital without proper planning for the individual's return to the community, particularly with respect to housing and follow-up services.
- B. THAT the Chairman of the Community Services Committee, the Executive Director of Riverview Hospital and the Director of Social Planning report progress to the Community Services Committee in November 1979, on release and referral procedures at Riverview Hospital.

cont'd...

3. M.O.S.A.I.C.

The Committee considered a Manager's Report dated September 4, 1979 in which the Director of Social Planning commented on difficulties encountered by M.O.S.A.I.C. in the processing of funds it receives from the Federal Commission on Employment and Immigration. M.O.S.A.I.C. provides services to non-English speaking residents in Vancouver and receives operating funds from the Federal, Provincial and City governments.

The report explained the Federal Agency will only pay M.O.S.A.I.C. for services provided to immigrants in Canada for three years or less, and it requires M.O.S.A.I.C. to provide proof of these services and the residency requirement.

The report concluded with two recommendations that the City approach the Federal Commission on Employment and Immigration in an effort to rectify this problem.

Appearing before the Committee on this matter were Renate Shearer of the Social Planning Department and Evelyn Lee of M.O.S.A.I.C., who explained many of the immigrants who come to M.O.S.A.I.C. for assistance have been in Canada for more than three years, and that it is often extremely difficult for M.O.S.A.I.C. to provide full documentation to the Federal Agency that the persons it serves have been in the country for less than three years.

Following discussion, it was

RECOMMENDED

THAT City Council write the Federal Minister of Employment and Immigration, requesting him to:

- (a) alter the funding guidelines for all settlement grants removing the under three year funding limitation;
- (b) give serious consideration to raising the Federal Commission on Employment and Immigration's annual grant to M.O.S.A.I.C. in the fiscal year 1979/80,

and that copies of the letter be provided to Vancouver area Members of Parliament.

* * * * *

The meeting adjourned at approximately 1:50 p.m.

* * * * *

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 20, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 20, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Boyce, Chairman
(Item 1)
Alderman Harcourt, Chairman
(Items 2 to 4)
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS1. Zoning Discretion for Heritage Structures

The Committee considered a report of the City Manager dated September 11, 1979 (on file in the City Clerk's Office) in which the Director of Planning recommends amendments to the Zoning and Development By-law which would:

- a) clarify the relationship between the Zoning and Development By-law and any Heritage Designation By-laws that Council may enact, and
- b) allow the Director of Planning to approve certain relaxations for alterations, additions and reuse of buildings that have heritage merit but are not subject to a Designation By-law.

The first would be a technical amendment relating to buildings that have been designated as heritage structures by Council, stating explicitly that Designation By-laws take precedence over Zoning By-laws. The second amendment would deal with buildings that have some heritage merit but not enough to merit designation by Council. The Director of Planning could approve certain relaxations for restoration proposals subject to the following:

- i) The owner must request the relaxation specifically for the purpose of conserving his existing building(s).
- ii) The Heritage Advisory Committee must specifically define the heritage merit of the property.
- iii) Adjoining property owners and residents must be notified of the proposal as determined by the Director of Planning.

A member of the Committee suggested that the third condition should be amended to include a provision whereby the matter could be referred to Council in the event there is significant objection from adjoining owners or residents.

RECOMMENDED

- A. THAT the condition relating to the amendment to allow relaxation on owner-initiated restoration proposals for buildings having some heritage merit be amended as follows:

cont'd....

Clause No. 1 cont'd:

Adjoining property owners and residents must be notified of the proposal as determined by the Director of Planning, and if there is significant objection, the matter be referred to Council.

- B. THAT the Director of Planning be instructed to make application for amendment to Zoning and Development By-law No. 3575 which would permit the Development Permit Board and the Director of Planning to consider relaxation of various regulations and provisions to facilitate the restoration and retention of Designated Municipal Heritage Sites, the amendment being generally in accordance with Appendix A of the report of the City Manager dated September 11, 1979, and that this application be sent directly to a Public Hearing.
- C. THAT the Director of Planning be instructed to make application for amendment to Zoning and Development By-law No. 3575 which would permit the Development Permit Board and the Director of Planning to consider relaxation of various regulations and provisions to facilitate the restoration and retention of buildings having heritage merit, the amendment being generally in accordance with Appendix B of the report of the City Manager dated September 11, 1979, and that this application be sent directly to a Public Hearing.

(Alderman Kennedy wished to be recorded as opposed.)

2. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated September 10, 1979, from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of August, 1979 (on file in the City Clerk's Office).

Mr. R. Scobie detailed several items for the Committee noting that some have been delayed due to rezoning staff being seconded to work on urgent subdivision matters.

RECOMMENDED

THAT the monthly status report on rezoning applications for the month of August, 1979 be received.

3. Temporary Use of Strathcona Sites C & D for Commercial Parking Purposes

The Committee considered a report of the City Manager dated September 7, 1979 (on file in the City Clerk's Office) in which the Director of Planning responds to a Council recommendation that he prepare a further report on temporary commercial parking on Sites C & D in Strathcona.

The report notes that for the past three years the use of Sites C & D for temporary police employee parking has been granted by the City, pursuant to the provisions of the Police Union Collective Agreement, in conformity with uses permitted under Section 2A of By-law No. 4393, clause 8 which allows for:

"a building or use essential in this district required by a public authority."

cont'd....

Report to Council
 Standing Committee of Council
 on Planning and Development
 September 20, 1979

(II-3)

Clause No. 3 cont'd:

The Overseas Chinese Voice Benevolent Association have requested to utilize the temporary employee parking area for week-end and holiday commercial parking purposes.

In the report the City Engineer and Director of Legal Services support the Director of Planning's position that the use of Sites C & D for temporary commercial parking not be permitted.

Mr. R. Young, Chairman of the Chinatown Historic Area Planning Committee and Mr. H. Wong, presented a brief on behalf of the Committee (copy circulated) supporting additional temporary commercial parking on weekends and holidays under controlled conditions, use to be terminated once construction on the site begins.

Members of the Committee inquired as to the timetable of the Strathcona Property Owners and Tenants Association with respect to development of the sites. The Chairman indicated that S.P.O.T.A. would be in a position to make a presentation within three weeks. Members of the Committee felt that the matter should be deferred until the Strathcona Property Owners and Tenants Association's presentation is received and an estimated construction start is known.

RECOMMENDED

THAT the matter of temporary use of Strathcona Sites C & D for commercial parking purposes be deferred until after the Strathcona Property Owners and Tenants Association has made a presentation with respect to their proposal for family housing.

(Alderman Kennedy wished to be recorded as opposed.)

4. Enforcement - Building By-law violations
1345 West 15th Avenue

A member of the Committee enquired as to the status of the compliance by Realmar Developments of Building By-law violations for the building at 1345 West 15th Avenue.

RECOMMENDED

THAT the Director of Permits and Licenses be instructed to prepare a report on the compliance by Realmar Developments Corporation of Building By-law violations for the building at 1345 West 15th Avenue.

* * * * *

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 149

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION



200

September 20, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, September 20, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

ALSO PRESENT: Alderman M. Ford

COMMITTEE CLERK: E. Bowie

RECOMMENDATION

1. Handicapped Transportation Cabs

The Committee considered a report of the City Manager dated August 8, 1979 (on file in the City Clerk's Office), in which the Director of Permits and Licenses advises that at a Public Meeting dealing with additional taxicab licenses, representatives of the Canadian Paraplegic Association discussed the matter of appropriately equipped vehicles for handicapped persons, and suggested a wording change in the Vehicles for Hire By-law, Class 'L' License.

The matter of amending the Class 'L' License was not suggested when dealing with the twenty-five (25) additional Class A taxicabs report because it was considered that it should not be a condition of sale of the twenty-five (25) taxicab licenses, but one that should apply to the entire taxi industry and that the implications of such a change be investigated and reported to the Standing Committee.

Mr. S. Stronge reiterated his concern that appropriately equipped vehicles should be available for local handicapped persons able to pay the normal fare and handicapped visitors travelling in and out of the City.

After a short discussion, the Committee

RECOMMENDED

THAT the Director of Permits and Licenses report back on the matter of expanding the Vehicles for Hire By-law, Class 'L' (handicapped transportation cabs) License.

* * * * *

The meeting adjourned at approximately 4:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 150

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

September 20, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, September 20, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

- PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Little
Alderman Marzari
- ABSENT: Alderman Gerard
- CLERK: G.R. Cinnamon

RECOMMENDATIONS

1. Vancouver Symphony Society Use of Orpheum Theatre

The Committee considered a report of the City Manager dated August 21, 1979 (on file in City Clerk's office), advising that, on May 6, 1979, Council approved a grant to the Vancouver Symphony Society and at the same time also approved:

"THAT the uses included in the 1979 figure (\$162,500) i.e. 119 performances plus rehearsals etc., be recognized as a ceiling and that in the future the VSS may expect only increases in grants equal to increases in rent based on the 1979 level of uses of The Orpheum unless otherwise agreed to by Council."

Subsequently, further negotiations took place between the Executive Committee of the Vancouver Symphony Society and the City Manager.

Following discussion, the Committee

RECOMMENDED

- A. THAT the City and the Vancouver Symphony Society establish the 1979 usage of 119 performances and related uses as the base level for the Vancouver Symphony Society's use of the Orpheum.
- B. THAT the City provide a grant equal to rent for that level of usage at the then current rates.
- C. THAT usage by the Vancouver Symphony Society beyond the above specified level would be paid for at the then prevailing Class II rates.
- D. THAT these conditions be used as the basis for recommendations to future Councils on grants to the Vancouver Symphony Society.

Report of Standing Committee
on Finance and Administration
September 20, 1979

(IV - 2)

2. Poser and Reser Budgets

The Committee considered a Manager's Report dated September 13, 1979 (on file in City Clerk's office) containing the expenditures from the Purchase of Outside Services (POSER) and Research (RESER) budgets.

The Director of Social Planning answered specific questions of the Committee and agreed to the Committee's request that future budget reports contain a descriptive clause for each expenditure item so reported.

Following discussion, the Committee

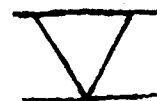
RECOMMENDED

THAT the report of the Director of Social Planning be received for information.

The meeting adjourned at approximately 3:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 150

DISTRIBUTED MONDAY



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

September 27, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, September 27, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Puil, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK: G. Barden

RECOMMENDATIONS

1. Additional Cultural Grant Requests - 1979

The Comptroller of Budgets and Research submitted a memo (on file in City Clerk's office) dated September 26, 1979, outlining the total funds allocated for each grant category - cultural, community services and "other", total funds expended in each category and listing a balance in the cultural grant category of \$7,954, an excess allocation of community service grants of \$51,440 and an uncommitted balance in "other" grant category of \$58,451 which will probably be required to fund "tax grants for religious and charitable organizations".

The Committee asked that the memo be expanded to include details on total cultural grants, including festivals, civic theatre rentals, etc., and the Director of Finance agreed to provide an expanded memo with this report to Council. The Committee suggested that future cultural grant reports include such information. The Committee discussed with the Director of Social Planning confining grant request reports to twice a year and anticipating end of the year requests within the budget.

The Comptroller of Budgets and Research advises that the total sum of the following grant requests is \$17,130 and as there is an unallocated balance of \$7,954 within the cultural grant category, any approval in excess of this amount would be required to be funded from Contingency Reserve.

The Committee considered cultural grant requests as follows:

A) B.C. Touring Council - Grant Request \$1,500

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported on the B.C. Touring Council grant request for \$1,500 towards the cost of presenting "Pacific Contact '79", a conference for performing artists and sponsors in B.C. The Director of Social Planning advised that the civic cultural budget does not normally extend its criteria to include conventions and conference activity. Many of the Vancouver-based arts groups that will benefit from "Pacific Contact" are currently funded by the City through the Cultural Grant budget. This project is being supported by the Federal and Provincial Governments.

Clause No. 1(A) cont'd:

Mr. Rory Ralston, B.C. Touring Council, attended the meeting and spoke to his request. He stated the conference will assist the arts community in Vancouver.

During the ensuing discussion, it was pointed out that it would set a precedent for many other conferences in the City if a grant were approved for this conference.

Mr. Ralston advised they will have to build a stage for the conference at the Hotel Vancouver, which will cost them \$8,000, and possibly the grant could be allocated for staging to avoid setting a precedent.

Following further discussion, it was

RECOMMENDED

THAT no action be taken on the B.C. Touring Council's grant request.

B) Janus Theatre Society - Additional Cultural Grant Request \$5,000

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported as follows on a request from the Janus Theatre Society for an additional grant of \$5,000:

"On March 6, 1979 City Council approved a Cultural Grant to assist funding the increased cost of their 1979 operating budget.

The circumstances prompting this request arise from the additional expenses incurred in locating in a new facility and attempts to create a new performance space in Kitsilano. The use of this proposed 250 seat theatre and lounge area, is primarily a home for Janus Theatres entire season. This will allow them to function fully without the many restrictions involved in renting from other community groups and other arts organizations.

Fund raising is underway to accomplish the renovations planned for the building and include a community festival "KITS FEST. 1979" late in September, as well as a pending application to the Province for capital costs.

The Vancouver Foundation have agreed to provide the lighting for the new space, and the City's continued support would be in the form of an additional Cultural Grant towards operating expenses.

Community response to Janus' activities has been encouraging given the short period of time they have been located there. The efforts of this enterprising theatre company are to be commended and an increase in their operating budget would support their present undertaking. However, it might be more appropriately considered for 1980 when an indication from the Provincial Lottery fund will determine the extent and time frame of the proposed renovations."

Mr. Michael Kelley, Janus Theatre Society, attended the meeting and spoke to his request.

Clause No. 1(B) cont'd:

Following discussion, it was

RECOMMENDED

THAT no increased cultural grant be approved for
Janus Theatre Society for 1979.

C) Cheremshyna Ukranian Folk Dance Ensemble
- Grant Request \$630

The Committee considered a Manager's Report dated
September 18, 1979, wherein the Director of Social Planning
reported as follows:

"The Cheremshyna Ukranian Folk Dance Ensemble are
requesting a grant equal to rent of the Queen Elizabeth
Playhouse for a November 18th, 1979 performance.

The group are a respected dance ensemble that has
maintained self sufficiency since its inception in 1970
and is approaching the City for the first time.

The dance performance on November 18th is titled
"The Story of a Dance Ensemble" and traces the history and
formation and development of Cheremshyna as an illustration
of a Ukranian dance ensemble.

The group has already raised \$1,500 toward the cost of
music and musicians for the performance. All members of
the ensemble including the Director are unpaid and volunteer
their services as well as contribute to the elaborate
costumes.

Activities of Cheremshyna include numerous performances
throughout the year for community events, official ceremonies,
conventions, the Ukranian Festival, Folkfest and fund
raising projects."

Ms. Barbara Kaminsky, Cheremshyna Ukranian Folk Dance
Ensemble, attended the meeting and spoke to her request.

It was noted that the Dance Ensemble has requested a
very small amount and has never applied for a grant from
the City before, and following discussion, it was

RECOMMENDED

THAT a grant equal to the rental of the Queen
Elizabeth Playhouse of \$630 be approved for the
Cheremshyna Ukranian Dance Ensemble for their
November 18, 1979 performance.

D) Cultural Grant Request - China Month \$4,600

The Committee considered a Manager's Report dated
September 18, 1979, wherein the Director of Social Planning
reported as follows:

"The China Month Committee has been set up to stimulate
and publicize Chinese cultural activities in Vancouver in
November 1979.

Clause No. 1(D) cont'd:

Supporting the project are 11 local organizations namely:

The Chinese Cultural Centre
UBC Department of Asian Studies
Canadian Society for Asian Art
Museum of Anthropology UBC
D.Y.H. Lui Productions
Pacific Cinematheque
Canada China Friendship Association
Arts Club Theatre
Centennial Museum
UBC Chinese Student Association
New Music Society

The Secretary of State (Federal) and the Social Planning Department are also providing assistance. A Provincial Lottery fund application is pending.

Events planned for the month of November are - lectures on Peking Opera and on the development of Chinese Opera, performances of the Peking Opera at the Queen Elizabeth Theatre, films made in China, a four week run of "Great Cultural Revolution" at the Arts Club Theatre, a film on "Monkey King", display and lectures at the Centennial Museum "Coweries to Cash", Chinese Art Series, a film on Cantonese Opera, Chinese calligraphy, Young People in China, a jade and ivory exhibit, a costume exhibit and a photo exhibit in Norman Bethune.

The request is for \$4,600 from the City which represents 1/3rd of the overall budget of \$13,800 for China Month activities. The Social Planning Department's contribution, already made, is \$1,500 from RESER for preliminary program planning and co-ordination. The Director of Social Planning that \$3,100 be approved by City Council, as a cultural grant to the China Month Committee."

Ms. Roxanne Moffitt and Mr. Glen Erikson, China Month Committee, attended the meeting and spoke to their request. They explained that most of their budget would be used for a large run of a calendar outlining the events and support posters and publicity and magazines.

It was noted that many of the groups involved have already received grants from the City and that an application has been made to the Provincial Lottery for funds. It was felt that any lottery funds received by the China Month Committee should be used to reimburse other groups participating, such as Pacific Cinematheque.

Following discussion, it was

RECOMMENDED

- (i) THAT City Council approve a cultural grant of \$3,100 for the China Month Committee.
- (ii) THAT the Director of Social Planning report back on the Provincial lottery grant application of the China Month Committee and the disposition of surplus funds as a result of a favourable lottery application.

E) Cultural Grant Request \$3,000 -
Pacific Cinematheque for Chinese Cinema

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported as follows:

"Pacific Cinematheque is requesting \$3,000 from the City to help defray a portion of the costs of a special project planned in connection with China Month.

The project includes the showing of a series of films made in China at the Robson Square Cinema in the month of November, 1979. The China Month Committee also has a request for funds from the City with a recommendation from the Director of Social Planning for funding in the amount of \$3,100.

Pacific Cinematheque is an established and reputable arts organization that provides films of a unique nature, that are not available in commercial cinemas, at a low cost, to a wide audience.

China Month Committee member organizations are highlighting existing programs and including events from within existing budgets. This request represents the only member organization requiring additional funds to accomplish a China Month project.

It is the opinion of the Director of Social Planning that civic funds are more appropriately directed to the China Month Committee and that they use their best efforts to fund this project."

Mr. Kirk Togues, Pacific Cinematheque, attended the meeting and spoke to his request. He advised they would like to participate in the China Month, but it would put them into a deficit position.

Members of the Committee advised Pacific Cinematheque they would need to look at their financial statements, as they charge admission. It was suggested that any lottery funds received by the China Month Committee could be used to reimburse Pacific Cinematheque for its participation in the program. Following further discussion, it was

RECOMMENDED

THAT no action be taken regarding this request.

F) Vancouver Women in Focus - Grant Request \$2,400

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported as follows:

"The Vancouver Women in Focus is requesting \$2,400 from the City to help fund a gallery of Women's Art.

The group does excellent work and has received substantial funding from both the Canada Council and the Secretary of State.

Clause No. 1(F) cont'd:

Since no public art exhibitions discriminate against women artists locally, the Director of Social Planning recommends

- no action be taken on Women in Focus's Grant request."

Following discussion, it was

RECOMMENDED

THAT no action be taken on Women in Focus's grant request.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 150-151